

Tohoqua
Community Development District

Agenda

May 3, 2023

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 26, 2023

**Board of Supervisors
Tohoqua Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tohoqua Community Development District** will be held **Wednesday, May 3, 2023 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 1, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-08 Approving the Fiscal Year 2024 Proposed Budget and Setting a Public Hearing
5. Consideration of Resolution 2023-09 Extending Terms of Office to Coincide with the General Election
6. Ratification of Series 2022 Requisition No. 1
7. Ratification of Series 2022 Requisition No. 2
 - A. Acceptance of Amended Resolution 2023-06
8. Presentation of Series 2021 Phase 2 and Series 2021 Phase 4A/5A Arbitrage Rebate Calculation Reports
9. Ratification of Easement Agreement for Tract C Stormwater for Pool Construction
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Amenity Manager's Report
 - iv. Presentation of Registered Voters- 812
11. Other Business
12. Supervisors Requests
13. Adjournment

MINUTES

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Monday, **March 1, 2023** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Assistant Secretary
John Droor	Assistant Secretary

Also present were:

George Flint	District Manager
Sara Zare <i>by phone</i>	MBS Capital – Underwriter
Eric Warren <i>by phone</i>	District Engineer
Marcia Calleja	CALM Property Manager
Larissa Diaz	CALM
Alan Scheerer	Field Manager
Daniel Srein	United Land Services
Chris Horton	United Land Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. There were four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board Members and staff here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 4,
2023 Board of Supervisors Meeting**

Mr. Flint: Did the Board have any comments or corrections to the January 4, 2023 meetings?

Mr. Vidrine: No comments.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Minutes of the January 4, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2023-07 Phase 4B/5B Project Finalizing Resolution

Mr. Flint: We have Resolution 2023-07 which is what we call the Finalizing Resolution for the Phase 4B/5B financing for Pulte and we have Sara Zare with MBS on the phone. Sara, do you want to give the Board an overview of the financing?

Ms. Zare: Sure, good morning this is Sara Zare with MBS. We successfully sold \$2.23 million of bonds yesterday for the Phase 4B/5B project. Ultimately, we were able to secure bond yield at just about 5.52% and generated \$1.83 million as construction proceeds. We do intend on closing on March 15th and certainly look forward to a successful close.

Mr. Flint: District Counsel has prepared this resolution which basically finalizes and equalizes the assessments related to the bond issue and there are two exhibits to it, the engineers report and the final version of the supplemental assessment methodology reflecting the final pricing. Do you want to introduce the resolution? I can just briefly go over the methodology.

Ms. Trucco: Absolutely, you have Resolution 2023-07 in front of you. This is a supplement to the levied resolution that was 2018-07 so we bring this back so the Board can approve the final amount of bonds being levied as assessments on the 4B/5B project in the amount of \$2,230,000. This resolution will also approve the Secretary of the District recording the assessments in the amount of \$2,330,000 in the District's improvement lien book which will make this assessment coequal to all liens of the state, municipality and county and superior and primary to any other claim that is in the title. Again, this is going to approve levying the assessments in the amount \$2,330,000 in accordance with the supplemental assessment methodology that is attached to the resolution as Exhibit 'B' in order to construct that 4B/5B project that is detailed in the Engineer's Report attached as Exhibit 'A.'

Mr. Flint: Exhibit B is the final version of the supplemental assessment methodology. We prepared a preliminary version that was printed in the offering memorandum and then once the bonds were priced yesterday, we updated this report for inclusion in the agenda today. If you turn

to page 60 in the pdf, Table 1 this is the development plan. You can see there is a total of 259 units, a mixture of duplex and single family, 32, 40's and 50's. Table 2 is the estimated construction cost for Phase 4B/5B from the Engineer's Report prepared by Eric who is on the phone. Table 3 is the final bond sizing and you can see it reflects the par amount of \$2,230,000, construction funds of \$1,834,000, a 50% max annual debt service reserve capitalized interest through November 1, 2023 and then the underwriter's discount and cost of issuance. Tables 4 and 5 address the benefit received and then table 6 reflects the per-unit assessment amounts both net and gross. The far-right column in table 6 shows you based on product type what the per unit debt assessments will be annually that will be reflected on the tax bill. Table 7 is the assessment role and it shows all of the individually platted lots. I think the project 4B/5B is fully platted so you see the individual parcels reflected there with the per unit assessment amounts. Any questions on the resolution or the exhibits? If not, is there a motion to approve the resolution?

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, Resolution 2023-07 Phase 4B/5B Project Finalizing Resolution, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Palm Tree Replacement at Amenity Center

Mr. Flint: Next is a proposal for palm tree replacement at the Amenity Center, Alan.

Mr. Scheerer: Thank you George. Included in your agenda are a couple of proposals from United Land Services to replace the four diseased palms on the pool deck. As we have discussed over the past couple of meetings, we were looking at either Sabal palms which are on there right now and or Ribbon palms. Included in the agenda pack are prices for four 16 ft. Sabals and the associated cost with removal of the fence, putting down plywood, bringing in the equipment and man hours for three guys 10 hours a day for three days to get everything prepped, moved, and installed. The price for the Sabals is \$8,125. There is also a price in there for a 16 ft. Ribbon palms with the same associated pricing and the cost is \$9,975. We do have in our landscape replacement line item in the budget \$25,000 that if the Board chooses to approve this today that we could use to fund the project. Daniel with United Land is our new account manager. He wanted to come and sit in on the Board meeting today so he is also here to answer any questions any of the Board members might have regarding this.

Mr. Flint: I am not familiar with Ribbon palms. What do you recommend and United recommend?

Mr. Srein: Both palms are about as messy as each other. Ribbon palms are going to get taller faster. They are skinnier and different in appearance so if you want variety, Ribbon palms would be ideal. They are both very hearty. Both are disease resistant. But the cost difference is just the Ribbon palm is more expensive.

Mr. Scheerer: I know we have the Medjools that are out there now which is a highly decorative palm tree. The Ribbons have a clear trunk all the way up to the head of the tree. They are not quite like a Queen palm but they are similar in type. The Sabals, I don't have a problem with those whatsoever. We would just remove what is out there and you would have a uniform look across the entire pool deck if that is something that the Board wanted to look at.

Mr. Flint: Sabal would be closer to what you have.

Mr. Scheerer: That is what we have now.

Mr. Flint: Any preference from the Board? The cost is not substantially different. Most of the cost is the actual installation. The Sabal's are only \$325 apiece for four of them and the Ribbon's are \$725 apiece.

Mr. Vidrine: I think a lot of intentionality went into the design of the plan and to stay consistent with the original intentions and look of the project with which homeowner's would have seen when they came here to buy houses, so I think staying with the Sabal palms, not because of the price difference but because of the expectation of the home buyer.

Mr. Flint: We are replacing the Medjools with the Sabal's but you have got other Sabal's out there so it would match up. You don't really want to replace Medjools with Medjools because they will just get the same disease and it is in the soil too so you would have to excavate a significant amount of soil and that would not be realistic.

Mr. Scheerer: The plan for this would be to do this after Spring Break. There is also some additional fence work that is going to be going on by the fitness center with respect to adding another barrier between the fitness center and the pool so people can't go to fitness then get into the pool. The pool is closed so the plan would be to coordinate both of those projects at the same time after Spring Break.

Mr. Vidrine: You brought up a good point there with the Medjools. They are a little bit taller than the Sabal's, right? How much more would it be to get a bit taller Sabal so there is that height difference there?

Mr. Srein: I could look into that. I am not sure off the top of my head.

Mr. Flint: These Sabals that they are expecting are 16 ft.

Mr. Srein: With their trunk the total height is going to be about 20 ft to 25 ft.

Mr. Flint: Yeah, it's going to be taller.

Mr. Vidrine: Then we can go with the 16 ft.

Mr. Flint: That sounds good.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the United Land proposal for the Sabal Palms totaling \$8,125, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything else?

Ms. Trucco: Nothing new, but we are continuing to work on the Contraction and Expansion Petition. We are nearly there. Eric has prepared the exhibits that we need for the petition so we are nearly there but we are waiting on title work which I was told that I was going to get at the end of last week, but still yet to get that. On that fidelity, we are trying to get the report as quickly as we can and then we will be in a position to proceed with filing that petition with the county and city. Again, that is to expand and contract the boundary of the District, but the Board has already approved that action by resolution. I will just continue to keep you updated on that progress. Otherwise, we are proceeding with the bond issuance for the Series 2023 4B/5B as you approved that finalizing assessment resolution today. No new updates from me other than that.

B. Engineer

Mr. Flint: Eric, anything new from the District's Engineer? Are you still there Eric?

Mr. Warren: I'm back, sorry. No, I do not have anything new unless there are any questions.

Ms. Zare: George, sorry to interrupt, when the Phase 4B/5B project is complete, similar to Lennar Phase 3-6, we delegated the Chair the ability to sign the requisition. Do we want to do that in this case as well?

Mr. Flint: Yes, the Chair can sign the requisition. I guess the question is if there are any conveyances that need to be approved. I think we delegated the authority to the Chair to execute any deeds or bills of sale associated with any conveyances. Have we done that yet?

Ms. Trucco: I believe so. If there was a requisition that needed to be processed before the next Board meeting, we could ask the Chairman to sign that and then for it to be ratified at the following Board meeting but if the Board would like you can just make a motion to delegate authority to the Chairman to sign any requisition subject to District Engineer and District Counsel sign off in advance of the next meeting if that is prepared and ready for approval prior to the next meeting.

Mr. Flint: The Chair can sign requisitions without Board approval but if there are any conveyances, they would want to delegate the authority on that as well.

Ms. Trucco: Usually the approach I take is that could be done in advance of a Board meeting and ratified but certainly if the Board would like to set a motion to delegate authority to the Chairman to execute conveyance documents related to requisition for phase 4B & 5B subject to District Counsel and District Engineer sign off.

Mr. Flint: Is the Board amenable to that?

Mr. Hooker: Yes.

<p>On MOTION by Mr. Hooker, seconded by Mr. Droor, with all in favor, Delegating Authority to the Chair to Sign Conveyance Documents Related to Requisition for Phase 4B/5B subject to District Engineer and District Counsel Sign Off, was approved.</p>

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the chest register from December 1, 2022 through January 31, 2023 totaling \$560,308.60 and the detailed register is behind the summary. If there are any questions, we can discuss those and if not, I ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from December 1, 2022 through January 31, 2023 in the amount of \$560,308.60, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through January 31, 2023. You have the combined balance sheet and then the statement of revenue and expenditures. We have collected \$617,000 of the \$660,000 that has been certified for collection. That is good at this point. We still have a couple more months for people to pay their tax bills and the direct bills are all current, the direct bill payments. On the expense side, our actual expenses are under our prorated budget for all categories. Any questions on the financials? There is no motion required.

iii. Amenity Manager’s Report

Ms. Diaz: We have the Amenity Manager and Field Manager report. Do you want to do the amenity manager Larissa?

Ms. Diaz: Good Morning, the amenity center was recently pressure washed. We had one event in January and two in February. In January, we had the Food Truck Social and in February we had our first Blast of Love which was our official Valentine Event. We were very surprised with the outcome considering it was a Tuesday, a week night. You will also see the events that we have scheduled for next month, the gym and pool usage report, and pictures of the Blast of Love event.

iv. Field Manager’s Report

Mr. Flint: Field Manager’s report?

Mr. Scheerer: I know we talked about getting the street signs straightened up throughout the property. We have gone ahead and taken care of that over the last couple of months so those were done. Sunshine Land Management is on site again. We have been having some algae issues with the phase 2 pond. We are not sure why they keep treating it and it keeps coming back. They are working with their chemical rep to come up with a solution for that. They are out there again to apply the third application to that particular pond in hopes that it is going to clear it up once and for all, if not then we are going to have a meeting with the chemical rep again. We have a handful of alarms on the baseline system at the main entrance coming in so we are working on those and we have some irrigation pressure problems in phase 6 right now that we are working

through. United’s irrigation team and Mark Todd was on site the last couple of days and again this morning along with Daniel working on that. I do not know where we are with that just yet but we are working on those. I will be making some phone calls to the two builders, Lennar and Pulte soon. We have budgets coming up and will be looking for the 2024 budget information which I have received some preliminary stuff from Pulte already for 4C. We are just looking for some Phase A information so we will be working through some of those. Other than that, we will be gearing up for Spring and summer which it almost feels like we are in summer right now. We will increase the run times on irrigation and will get all of the alarms cleared on baseline and make sure the system is working 100%.

Mr. Flint: Any questions for Alan? Thanks Daniel for being here with United Land. We look forward to working with you on this project.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business the Board wants to discuss that was not on the agenda?

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tohoqua Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2024 (“**Fiscal Year 2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TOHOQUA COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 2, 2023

HOUR: 9:00 AM

LOCATION: Tohoqua Amenity Center
1830 Fulfilment Drive
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2023.

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024 Proposed Budget

Exhibit A
Fiscal Year 2024 Proposed Budget

Tohoqua
Community Development District

Proposed Budget
FY2024



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Tohoqua
Community Development District
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	\$ 115,016	\$ -	\$ -	\$ -	\$ 301,982
Assessments - Tax Collector	\$ 660,211	\$ 650,363	\$ 9,848	\$ 660,211	\$ 841,269
Assessments - Direct	\$ 545,915	\$ 487,728	\$ 58,187	\$ 545,915	\$ 364,857
Assessments - Direct (Administrative)	\$ 81,731	\$ 74,230	\$ 7,502	\$ 81,731	\$ 88,234
Special Events Revenue	\$ 12,000	\$ 12,296	\$ 6,000	\$ 18,296	\$ 12,000
Total Revenues	\$ 1,414,873	\$ 1,224,616	\$ 81,537	\$ 1,306,153	\$ 1,608,342
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 4,800	\$ 6,600	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 367	\$ 505	\$ 918
Engineering	\$ 12,000	\$ 4,498	\$ 7,500	\$ 11,998	\$ 12,000
Attorney	\$ 25,000	\$ 9,801	\$ 12,600	\$ 22,401	\$ 25,000
Annual Audit	\$ 7,600	\$ -	\$ 5,600	\$ 5,600	\$ 6,700
Assessment Administration	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,600
Arbitrage	\$ 2,250	\$ 900	\$ 1,350	\$ 2,250	\$ 2,700
Dissemination	\$ 15,000	\$ 7,083	\$ 7,500	\$ 14,583	\$ 17,500
Trustee Fees	\$ 18,587	\$ 7,058	\$ 7,382	\$ 14,440	\$ 26,239
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 42,400
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,272
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage	\$ 1,000	\$ 105	\$ 500	\$ 605	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Printing & Binding	\$ 3,000	\$ 1,224	\$ 1,500	\$ 2,724	\$ 3,000
Legal Advertising	\$ 3,800	\$ -	\$ 3,800	\$ 3,800	\$ 3,800
Other Current Charges	\$ 2,500	\$ 237	\$ 1,250	\$ 1,487	\$ 2,500
Office Supplies	\$ 625	\$ 3	\$ 313	\$ 316	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 164,439	\$ 70,510	\$ 76,112	\$ 146,622	\$ 177,523
Operations & Maintenance					
<i>Contract Services</i>					
Field Management	\$ 21,630	\$ 10,815	\$ 10,815	\$ 21,630	\$ 22,928
Amenities Management	\$ 125,000	\$ 62,500	\$ 62,500	\$ 125,000	\$ 132,500
Landscape Maintenance	\$ 483,172	\$ 154,596	\$ 154,596	\$ 309,193	\$ 510,817
Lake Maintenance	\$ 35,000	\$ 5,520	\$ 5,520	\$ 11,040	\$ 34,720
Wetland Maintenance	\$ 12,100	\$ 1,800	\$ 5,200	\$ 7,000	\$ 12,100
Wetland Mitigation Reporting	\$ 9,600	\$ 6,600	\$ 3,000	\$ 9,600	\$ -
Pool Maintenance	\$ 20,820	\$ 11,160	\$ 10,410	\$ 21,570	\$ 20,820
Pest Control	\$ 780	\$ 390	\$ 390	\$ 780	\$ 780
Janitorial Services	\$ 30,000	\$ 9,934	\$ 16,884	\$ 26,818	\$ 30,000
Contract Services Subtotal:	\$ 738,102	\$ 263,316	\$ 269,316	\$ 532,631	\$ 764,665

Tohoqua
Community Development District
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ 25,000	\$ 10,040	\$ 50,822	\$ 60,862	\$ 30,000
Mulch	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Tree Removal & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,584	\$ 1,584	\$ 5,000
Stormwater Inspections	\$ 12,900	\$ -	\$ 6,450	\$ 6,450	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 34	\$ 5,000	\$ 5,034	\$ 10,000
Alleyway & Sidewalk Maintenance	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Signage	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Walls & Monument Repair	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Fencing	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
<i>Repairs & Maintenance Subtotal:</i>	\$ 58,400	\$ 10,074	\$ 67,605	\$ 77,680	\$ 150,000
<i>Utilities</i>					
Amenity Center - Electric	\$ 21,120	\$ 16,014	\$ 15,600	\$ 31,614	\$ 34,320
Amenity Center - Water	\$ 9,240	\$ 5,500	\$ 6,000	\$ 11,500	\$ 13,200
Electric	\$ 2,500	\$ 504	\$ 180	\$ 684	\$ 2,500
Water & Sewer	\$ 70,000	\$ 32,732	\$ 27,000	\$ 59,732	\$ 95,000
Streetlights	\$ 150,000	\$ 35,460	\$ 36,000	\$ 71,460	\$ 125,000
<i>Utilities Subtotal:</i>	\$ 252,860	\$ 90,211	\$ 84,780	\$ 174,991	\$ 270,020
<i>Amenities</i>					
Property Insurance	\$ 27,665	\$ 25,365	\$ -	\$ 25,365	\$ 38,048
Pool Attendants	\$ 12,500	\$ -	\$ 12,500	\$ 12,500	\$ 12,500
Facility Maintenance	\$ 53,000	\$ 22,083	\$ 30,917	\$ 53,000	\$ 56,180
Pool Repairs & Maintenance	\$ 15,000	\$ 13,983	\$ 10,200	\$ 24,183	\$ 25,000
Pool Permits	\$ 325	\$ -	\$ 325	\$ 325	\$ 325
Access Cards & Equipment Supplies	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Fire Alarm & Security Monitoring	\$ 420	\$ 175	\$ 245	\$ 420	\$ 420
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Fire Extinguisher Inspections	\$ 100	\$ -	\$ 85	\$ 85	\$ 100
Amenity Signage	\$ 2,000	\$ 2,445	\$ -	\$ 2,445	\$ 4,000
Repairs & Maintenance	\$ 5,000	\$ 2,244	\$ 2,756	\$ 5,000	\$ 10,000
Office Supplies	\$ 1,000	\$ 263	\$ 400	\$ 663	\$ 1,000
Operating Supplies	\$ 5,000	\$ 3,643	\$ 3,000	\$ 6,643	\$ 5,000
Special Events	\$ 18,000	\$ 11,746	\$ 6,254	\$ 18,000	\$ 20,000
Termite Bond	\$ 300	\$ -	\$ 300	\$ 300	\$ 300
Holiday Décor	\$ 12,500	\$ 5,195	\$ 7,305	\$ 12,500	\$ 25,000
<i>Amenities Subtotal:</i>	\$ 160,810	\$ 87,143	\$ 81,286	\$ 168,429	\$ 205,873
<i>Other</i>					
Contingency	\$ 25,000	\$ 45,524	\$ -	\$ 45,524	\$ 25,000
Capital Reserve	\$ 15,262	\$ -	\$ 15,262	\$ 15,262	\$ 15,262
<i>Other Subtotal:</i>	\$ 40,262	\$ 45,524	\$ 15,262	\$ 60,786	\$ 40,262
Total Operations & Maintenance:	\$ 1,250,434	\$ 496,267	\$ 518,249	\$ 1,014,516	\$ 1,430,819
Total Expenditures	\$ 1,414,873	\$ 566,777	\$ 594,361	\$ 1,161,138	\$ 1,608,342
Excess Revenues/(Expenditures)	\$ 0	\$ 657,839	\$ (512,824)	\$ 145,015	\$ -

Tohoqua
Community Development District
General Fund - Assessments

Product	Assessable Units	Net Assessment	Gross Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Mattamy - Tax Roll					
Townhome	101	\$ 47,280	\$ 50,298	\$468.12	\$498.00
Single-Family 40'	69	\$ 47,348	\$ 50,370	\$686.20	\$730.00
Single-Family 45'	97	\$ 74,950	\$ 79,734	\$772.68	\$822.00
Single-Family 55'	61	\$ 57,569	\$ 61,244	\$943.76	\$1,004.00
Single-Family 70'	1	\$ 1,201	\$ 1,278	\$1,201.32	\$1,278.00
Total Phase 1 - Mattamy	329	\$ 228,349	\$ 242,924		
Phase 2 - Lennar - Tax Roll					
Single-Family 32'	115	\$ 63,130	\$ 67,160	\$548.96	\$584.00
Single-Family 50'	112	\$ 96,121	\$ 102,256	\$858.22	\$913.00
Total Phase 2 - Lennar	227	\$ 159,251	\$ 169,416		
Phase 3 - Lennar - Tax Roll					
Townhome	61	\$ 28,555	\$ 30,378	\$468.12	\$498.00
Single-Family 32'	46	\$ 25,252	\$ 26,864	\$548.96	\$584.00
Single-Family 50'	48	\$ 41,195	\$ 43,824	\$858.22	\$913.00
Total Phase 3 - Lennar	155	\$ 95,002	\$ 101,066		
Phase 4A/5A - Pulte - Tax Roll					
Multi-Family-Duplex	68	\$ 31,832	\$ 33,864	\$468.12	\$498.00
Single-Family 32'	57	\$ 31,291	\$ 33,288	\$548.96	\$584.00
Single-Family 40'	37	\$ 25,389	\$ 27,010	\$686.20	\$730.00
Single-Family 50'	87	\$ 74,665	\$ 79,431	\$858.22	\$913.00
Total Phase 4A/5A - Pulte	249	\$ 163,177	\$ 173,593		
Phase 4B - Pulte - Tax Roll					
Single-Family 32'	67	\$ 36,780	\$ 39,128	\$548.96	\$584.00
Single-Family 40'	38	\$ 26,076	\$ 27,740	\$686.20	\$730.00
Single-Family 50'	21	\$ 18,023	\$ 19,173	\$858.22	\$913.00
Total Phase 4B - Pulte	126	\$ 80,879	\$ 86,041		
Phase 5B - Pulte - Direct					
Multi-Family-Duplex	72	\$ 33,705	\$ 35,856	\$468.12	\$498.00
Single-Family 50'	61	\$ 52,351	\$ 55,693	\$858.22	\$913.00
Total Phase 5B - Pulte	133	\$ 86,056	\$ 91,549		
Phase 6 - Lennar - Tax Roll					
Townhome	61	\$ 28,555	\$ 30,378	\$468.12	\$498.00
Total Phase 6 - Lennar	61	\$ 28,555	\$ 30,378		
Total Tax Roll	1280	\$ 841,269	\$ 894,967		
Phase 4C - Pulte - Direct					
Townhome	90	\$ 42,131	\$ 44,820	\$468.12	\$498.00
Single-Family 32'	25	\$ 13,724	\$ 14,600	\$548.96	\$584.00
Single-Family 40'	102	\$ 69,992	\$ 74,460	\$686.20	\$730.00
Single-Family 50'	32	\$ 27,463	\$ 29,216	\$858.22	\$913.00
Total Phase 4C - Pulte	249	\$ 153,310	\$ 163,096		
Phase 7 - Lennar - Direct					
Townhome	95	\$ 44,471	\$ 47,310	\$468.12	\$498.00
Single-Family 32'	123	\$ 67,522	\$ 71,832	\$548.96	\$584.00
Single-Family 50'	116	\$ 99,554	\$ 105,908	\$858.22	\$913.00
Total Phase 3 & 7	334	\$ 211,547	\$ 225,050		
Total Direct	583	\$ 364,857	\$ 388,146		
Total Assessments	1863	\$ 1,206,126	\$ 1,283,113		

Tohoqua

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Special Events Revenue

Represents fees collected by the onsite management company related to various special events operated by the District.

Expenditures:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Poulos & Bennett, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Tohoqua

Community Development District

General Fund Budget

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018, Series 2021 Phase 2 & Series 2021 Phase 4A/5A Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Trustee Fees

The District issued the Series 2018, Series 2021 Phase 2 & Series 2021 Phase 4A/5A Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Tohoqua

Community Development District

General Fund Budget

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Contract Services:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Amenities Management

The District has contracted with Community Association and Lifestyle Management, LLC to provide amenity center management services, amenity operations services and programming services.

Tohoqua Community Development District General Fund Budget

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District is currently contracted with United Landscapes for these services.

Description	Monthly	Annually
Cross Prairie Parkway	\$3,668	\$44,020
2 Additional Ponds	\$700	\$8,400
Phase 1 (excludes Cross Prairie Parkway)	\$5,943	\$71,320
Amenity Center	\$1,744	\$20,925
Amenity Center Pond	\$1,167	\$14,000
East Cross Prairie Parkway	\$3,885	\$46,620
Estimated West Cross Prairie Parkway	\$1,505	\$18,060
Phase 2	\$2,555	\$30,660
Estimated Phase 3	\$2,901	\$34,812
Estimated Phase 4	\$5,519	\$66,228
Estimated Phase 4C	\$1,994	\$23,928
Estimated Phase 5	\$1,060	\$12,720
Estimated Phase 6	\$4,336	\$52,032
Estimated Phase 7	\$5,591	\$67,092
Total		\$510,817

Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes. The District is currently contracted with Sunshine Land Management for these services.

Description	Monthly	Annually
Phase 1, 2 & 3 Ponds	\$480	\$5,760
Amenity Pond	\$50	\$600
Estimated Phase 4 Ponds	\$540	\$6,480
Estimated Phase 4C Ponds	\$350	\$4,200
Estimated Phase 5 Ponds	\$140	\$1,680
Estimated Phase 7 Ponds	\$310	\$3,720
Estimated Cross Prairie Parkway East	\$140	\$1,680
Dump Fees	\$200	\$2,400
Water Analysis Testing	\$100	\$1,200
Algae Control		\$2,000
Contingency		\$5,000
Total		\$34,720

Tohoqua Community Development District General Fund Budget

Wetland Maintenance

BioTech Consulting, Inc. provides maintenance services on the District's wetlands. These services include quarterly maintenance consisting of herbicide treatments and water level monitoring.

Description	Quarterly	Annually
Mitigation Maintenance	\$1,600	\$6,400
Water Level Monitoring	\$800	\$3,200
Estimated Project Coordination		\$2,500
Total		\$12,100

Pool Maintenance

Represents the costs of regular cleaning of the District's pool. This service is provided by Roberts Pool Service and Repair, Inc.

Description	Monthly	Annually
Main Amenity Center Pool – 5x per week service	\$1,735	\$20,820
Total		\$20,820

Pest Control

The District is contracted with Pro-Staff Termite & Pest Control, LLC for integrated pest management and rodent control.

Description	Monthly	Annually
Pest Control	\$65	\$780
Total		\$780

Janitorial Services

The District is contracted with Westwood Interior Cleaning, Inc. to provide janitorial services for the amenity center.

Description	Monthly	Annually
Janitorial Services	\$1,950	\$23,400
Janitorial Services – Holidays		\$1,350
Supplies		\$5,250
Total		\$30,000

Repairs & Maintenance

Landscape Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

Tohoqua
Community Development District
General Fund Budget

Stormwater Inspections

Represents the estimated costs of inspecting the District's stormwater systems.

General Repairs & Maintenance

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Alleyway & Sidewalk Maintenance

The District will incur costs related to maintaining the alleyways and sidewalks within its boundaries. The amount is estimated.

Signage

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

Walls & Monuments Repair

Represents estimated costs of repairing walls and monuments maintained by the District.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Utilities:

Amenity Center - Electric

Represents estimated electric charges for the District's pool.

Amenity Center - Water

Represents estimated water charges for the District's pool.

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Tohoqua

Community Development District

General Fund Budget

Amenities:

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Pool Attendants

Represents the estimated cost of having pool attendants during certain times throughout the operating season for the pool.

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District’s common areas and amenities.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance costs not included under the District’s regular pool agreement.

Pool Permits

Represents annual costs of required pool permits paid to the Florida Department of Health.

Access Cards & Equipment Supplies

Represents the estimated cost for providing and maintaining an access card system.

Fire Alarm & Security Monitoring

Represents estimated costs of maintaining fire alarm and security systems for the amenity facilities within the District.

Fire Alarm & Security Monitoring Repairs

Represents estimated costs of maintaining and repairing the fire alarm and security systems.

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

Amenity Signage

Represents estimated costs to obtain amenity signage necessary throughout the fiscal year.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District’s amenities.

Office Supplies

Represents the cost of daily office supplies required by the District to facilitate operations.

Tohoqua
Community Development District
General Fund Budget

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Special Events

The onsite management company for the District will coordinate and provide various special events throughout the year. The amount represents estimated costs related to supplies, notices and other items to run these events.

Termite Bond

The District will incur annual fees for the termite bonds of its amenity facilities.

Holiday Décor

The District will incur costs related to the decoration of common areas during the Holidays.

Other:

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

Tohoqua
Community Development District
Capital Reserve Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Transfer In	\$ 15,262	\$ -	\$ 15,262	\$ 15,262	\$ 15,262
Carry Forward Surplus	\$ 15,262	\$ -	\$ -	\$ -	\$ 15,262
Total Revenues	\$ 30,524	\$ -	\$ 15,262	\$ 15,262	\$ 30,524
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 30,524	\$ -	\$ 15,262	\$ 15,262	\$ 30,524

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 137,458	\$ 135,404	\$ 2,054	\$ 137,458	\$ 137,458
Interest	\$ -	\$ 1,282	\$ 427	\$ 1,710	\$ -
Carry Forward Surplus	\$ 68,361	\$ 69,560	\$ -	\$ 69,560	\$ 72,713
Total Revenues	\$ 205,819	\$ 206,247	\$ 2,481	\$ 208,728	\$ 210,171
Expenditures					
Interest Payment - 11/01	\$ 48,008	\$ 48,008	\$ -	\$ 48,008	\$ 47,068
Principal Payment - 05/01	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 45,000
Interest Payment - 05/01	\$ 48,008	\$ -	\$ 48,008	\$ 48,008	\$ 47,068
Total Expenditures	\$ 136,015	\$ 48,008	\$ 88,008	\$ 136,015	\$ 139,135
Excess Revenues/(Expenditures)	\$ 69,804	\$ 158,239	\$ (85,527)	\$ 72,713	\$ 71,036

1. Carry forward surplus is net of Reserves.

Interest 11/1/24 \$46,010

Net Assessments	\$137,458
Add: Discounts & Collection	\$8,774
Gross Assessments	<u>\$146,232</u>

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	\$ 28,482	\$282.00	\$300.00
Single-Family 40'	69	\$ 28,509	\$413.18	\$439.55
Single-Family 45'	97	\$ 45,089	\$464.83	\$494.50
Single-Family 55'	61	\$ 34,655	\$568.12	\$604.38
Single-Family 70'	1	\$ 723	\$723.06	\$769.21
	329	\$ 137,458		

Tohoqua
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 1,980,000.00	\$ -	\$ 47,067.50	\$ 135,075.00
05/01/24	\$ 1,980,000.00	\$ 45,000.00	\$ 47,067.50	
11/01/24	\$ 1,935,000.00	\$ -	\$ 46,010.00	\$ 138,077.50
05/01/25	\$ 1,935,000.00	\$ 45,000.00	\$ 46,010.00	
11/01/25	\$ 1,890,000.00	\$ -	\$ 44,952.50	\$ 135,962.50
05/01/26	\$ 1,890,000.00	\$ 45,000.00	\$ 44,952.50	
11/01/26	\$ 1,845,000.00	\$ -	\$ 43,895.00	\$ 133,847.50
05/01/27	\$ 1,845,000.00	\$ 50,000.00	\$ 43,895.00	
11/01/27	\$ 1,795,000.00	\$ -	\$ 42,720.00	\$ 136,615.00
05/01/28	\$ 1,795,000.00	\$ 50,000.00	\$ 42,720.00	
11/01/28	\$ 1,745,000.00	\$ -	\$ 41,545.00	\$ 134,265.00
05/01/29	\$ 1,745,000.00	\$ 55,000.00	\$ 41,545.00	
11/01/29	\$ 1,690,000.00	\$ -	\$ 40,252.50	\$ 136,797.50
05/01/30	\$ 1,690,000.00	\$ 55,000.00	\$ 40,252.50	
11/01/30	\$ 1,635,000.00	\$ -	\$ 38,960.00	\$ 134,212.50
05/01/31	\$ 1,635,000.00	\$ 60,000.00	\$ 38,960.00	
11/01/31	\$ 1,575,000.00	\$ -	\$ 37,550.00	\$ 136,510.00
05/01/32	\$ 1,575,000.00	\$ 60,000.00	\$ 37,550.00	
11/01/32	\$ 1,515,000.00	\$ -	\$ 36,140.00	\$ 133,690.00
05/01/33	\$ 1,515,000.00	\$ 65,000.00	\$ 36,140.00	
11/01/33	\$ 1,450,000.00	\$ -	\$ 34,612.50	\$ 135,752.50
05/01/34	\$ 1,450,000.00	\$ 70,000.00	\$ 34,612.50	
11/01/34	\$ 1,380,000.00	\$ -	\$ 32,967.50	\$ 137,580.00
05/01/35	\$ 1,380,000.00	\$ 70,000.00	\$ 32,967.50	
11/01/35	\$ 1,310,000.00	\$ -	\$ 31,322.50	\$ 134,290.00
05/01/36	\$ 1,310,000.00	\$ 75,000.00	\$ 31,322.50	
11/01/36	\$ 1,235,000.00	\$ -	\$ 29,560.00	\$ 135,882.50
05/01/37	\$ 1,235,000.00	\$ 80,000.00	\$ 29,560.00	
11/01/37	\$ 1,155,000.00	\$ -	\$ 27,680.00	\$ 137,240.00
05/01/38	\$ 1,155,000.00	\$ 80,000.00	\$ 27,680.00	
11/01/38	\$ 1,075,000.00	\$ -	\$ 25,800.00	\$ 133,480.00
05/01/39	\$ 1,075,000.00	\$ 85,000.00	\$ 25,800.00	
11/01/39	\$ 990,000.00	\$ -	\$ 23,760.00	\$ 134,560.00
05/01/40	\$ 990,000.00	\$ 90,000.00	\$ 23,760.00	
11/01/40	\$ 900,000.00	\$ -	\$ 21,600.00	\$ 135,360.00
05/01/41	\$ 900,000.00	\$ 95,000.00	\$ 21,600.00	
11/01/41	\$ 805,000.00	\$ -	\$ 19,320.00	\$ 135,920.00
05/01/42	\$ 805,000.00	\$ 100,000.00	\$ 19,320.00	
11/01/42	\$ 705,000.00	\$ -	\$ 16,920.00	\$ 136,240.00
05/01/43	\$ 705,000.00	\$ 105,000.00	\$ 16,920.00	
11/01/43	\$ 600,000.00	\$ -	\$ 14,400.00	\$ 136,320.00

Tohoqua
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 600,000.00	\$ 110,000.00	\$ 14,400.00	
11/01/44	\$ 490,000.00	\$ -	\$ 11,760.00	\$ 136,160.00
05/01/45	\$ 490,000.00	\$ 115,000.00	\$ 11,760.00	
11/01/45	\$ 375,000.00	\$ -	\$ 9,000.00	\$ 135,760.00
05/01/46	\$ 375,000.00	\$ 120,000.00	\$ 9,000.00	
11/01/46	\$ 255,000.00	\$ -	\$ 6,120.00	\$ 135,120.00
05/01/47	\$ 255,000.00	\$ 125,000.00	\$ 6,120.00	
11/01/47	\$ 130,000.00	\$ -	\$ 3,120.00	\$ 134,240.00
05/01/48	\$ 130,000.00	\$ 130,000.00	\$ 3,120.00	\$ 133,120.00
		\$ 2,020,000.00	\$ 1,550,085.00	\$ 3,659,032.50

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 144,764	\$ 142,606	\$ 2,158	\$ 144,764	\$ 144,764
Interest	\$ -	\$ 1,124	\$ 375	\$ 1,498	\$ -
Carry Forward Surplus	\$ 45,296	\$ 46,540	\$ -	\$ 46,540	\$ 49,065
Total Revenues	\$ 190,060	\$ 190,270	\$ 2,533	\$ 192,803	\$ 193,829
Expenditures					
Interest Payment - 11/01	\$ 44,369	\$ 44,369	\$ -	\$ 44,369	\$ 43,716
Principal Payment - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 55,000
Interest Payment - 05/01	\$ 44,369	\$ -	\$ 44,369	\$ 44,369	\$ 43,716
Total Expenditures	\$ 143,738	\$ 44,369	\$ 99,369	\$ 143,738	\$ 142,431
Excess Revenues/(Expenditures)	\$ 46,322	\$ 145,901	\$ (96,836)	\$ 49,065	\$ 51,398

1. Carry forward surplus is net of Reserves.

Interest 11/1/24 \$43,063

Net Assessments	\$144,764
Add: Discounts & Collection	\$9,240
Gross Assessments	<u>\$154,004</u>

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single-Family 32'	115	\$ 57,944	\$503.87	\$536.03
Single-Family 50'	112	\$ 86,820	\$775.18	\$824.66
	227	\$ 144,764		

Tohoqua
Community Development District
Series 2021 Special Assessment Bonds Phase 2 Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,470,000.00	\$ -	\$ 43,715.63	\$ 143,084.38
05/01/24	\$ 2,470,000.00	\$ 55,000.00	\$ 43,715.63	
11/01/24	\$ 2,415,000.00	\$ -	\$ 43,062.50	\$ 141,778.13
05/01/25	\$ 2,415,000.00	\$ 55,000.00	\$ 43,062.50	
11/01/25	\$ 2,300,000.00	\$ -	\$ 42,409.38	\$ 140,471.88
05/01/26	\$ 2,300,000.00	\$ 60,000.00	\$ 42,409.38	
11/01/26	\$ 2,300,000.00	\$ -	\$ 41,696.88	\$ 144,106.25
05/01/27	\$ 2,300,000.00	\$ 60,000.00	\$ 41,696.88	
11/01/27	\$ 2,240,000.00	\$ -	\$ 40,834.38	\$ 142,531.25
05/01/28	\$ 2,240,000.00	\$ 60,000.00	\$ 40,834.38	
11/01/28	\$ 2,180,000.00	\$ -	\$ 39,971.88	\$ 140,806.25
05/01/29	\$ 2,180,000.00	\$ 65,000.00	\$ 39,971.88	
11/01/29	\$ 2,115,000.00	\$ -	\$ 39,037.50	\$ 144,009.38
05/01/30	\$ 2,115,000.00	\$ 65,000.00	\$ 39,037.50	
11/01/30	\$ 2,050,000.00	\$ -	\$ 38,103.13	\$ 142,140.63
05/01/31	\$ 2,050,000.00	\$ 65,000.00	\$ 38,103.13	
11/01/31	\$ 1,985,000.00	\$ -	\$ 37,168.75	\$ 140,271.88
05/01/32	\$ 1,985,000.00	\$ 70,000.00	\$ 37,168.75	
11/01/32	\$ 1,915,000.00	\$ -	\$ 35,987.50	\$ 143,156.25
05/01/33	\$ 1,915,000.00	\$ 70,000.00	\$ 35,987.50	
11/01/33	\$ 1,845,000.00	\$ -	\$ 34,806.25	\$ 140,793.75
05/01/34	\$ 1,845,000.00	\$ 75,000.00	\$ 34,806.25	
11/01/34	\$ 1,770,000.00	\$ -	\$ 33,540.63	\$ 143,346.88
05/01/35	\$ 1,770,000.00	\$ 75,000.00	\$ 33,540.63	
11/01/35	\$ 1,695,000.00	\$ -	\$ 32,275.00	\$ 140,815.63
05/01/36	\$ 1,695,000.00	\$ 80,000.00	\$ 32,275.00	
11/01/36	\$ 1,615,000.00	\$ -	\$ 30,925.00	\$ 143,200.00
05/01/37	\$ 1,615,000.00	\$ 80,000.00	\$ 30,925.00	
11/01/37	\$ 1,535,000.00	\$ -	\$ 29,575.00	\$ 140,500.00
05/01/38	\$ 1,535,000.00	\$ 85,000.00	\$ 29,575.00	
11/01/38	\$ 1,450,000.00	\$ -	\$ 28,140.63	\$ 142,715.63
05/01/39	\$ 1,450,000.00	\$ 90,000.00	\$ 28,140.63	
11/01/39	\$ 1,360,000.00	\$ -	\$ 26,621.88	\$ 144,762.50
05/01/40	\$ 1,360,000.00	\$ 90,000.00	\$ 26,621.88	
11/01/40	\$ 1,175,000.00	\$ -	\$ 25,103.13	\$ 141,725.00
05/01/41	\$ 1,175,000.00	\$ 95,000.00	\$ 25,103.13	
11/01/41	\$ 1,175,000.00	\$ -	\$ 23,500.00	\$ 143,603.13
05/01/42	\$ 1,175,000.00	\$ 95,000.00	\$ 23,500.00	
11/01/42	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$ 140,100.00
05/01/43	\$ 1,080,000.00	\$ 100,000.00	\$ 21,600.00	
11/01/43	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 141,200.00

Tohoqua
Community Development District
Series 2021 Special Assessment Bonds Phase 2 Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 980,000.00	\$ 105,000.00	\$ 19,600.00	
11/01/44	\$ 875,000.00	\$ -	\$ 17,500.00	\$ 142,100.00
05/01/45	\$ 875,000.00	\$ 110,000.00	\$ 17,500.00	
11/01/45	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 142,800.00
05/01/46	\$ 765,000.00	\$ 115,000.00	\$ 15,300.00	
11/01/46	\$ 650,000.00	\$ -	\$ 13,000.00	\$ 143,300.00
05/01/47	\$ 650,000.00	\$ 120,000.00	\$ 13,000.00	
11/01/47	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 143,600.00
05/01/48	\$ 530,000.00	\$ 125,000.00	\$ 10,600.00	\$ -
11/01/48	\$ 405,000.00	\$ -	\$ 8,100.00	\$ 143,700.00
05/01/49	\$ 405,000.00	\$ 130,000.00	\$ 8,100.00	\$ -
11/01/49	\$ 275,000.00	\$ -	\$ 5,500.00	\$ 143,600.00
05/01/50	\$ 275,000.00	\$ 135,000.00	\$ 5,500.00	\$ -
11/1/50	\$ 140,000.00	\$ -	\$ 2,800.00	\$ 143,300.00
5/1/51	\$ 140,000.00	\$ 140,000.00	\$ 2,800.00	\$ 142,800.00
		\$ 2,525,000.00	\$ 1,649,687.50	\$ 4,274,709.38

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 150,700	\$ 148,453	\$ 2,247	\$ 150,700	\$ 150,700
Interest	\$ -	\$ 1,164	\$ 388	\$ 1,552	\$ -
Carry Forward Surplus	\$ 47,678	\$ 47,740	\$ -	\$ 47,740	\$ 50,307
Total Revenues	\$ 198,378	\$ 197,357	\$ 2,635	\$ 199,992	\$ 201,007
Expenditures					
Interest Payment - 11/01	\$ 47,343	\$ 47,343	\$ -	\$ 47,343	\$ 46,655
Principal Payment - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 55,000
Interest Payment - 05/01	\$ 47,343	\$ -	\$ 47,343	\$ 47,343	\$ 46,655
Total Expenditures	\$ 149,685	\$ 47,343	\$ 102,343	\$ 149,685	\$ 148,310
Excess Revenues/(Expenditures)	\$ 48,693	\$ 150,015	\$ (99,707)	\$ 50,307	\$ 52,697

1. Carry forward surplus is net of Reserves.

Interest 11/1/24 \$45,968

Net Assessments	\$150,700
Add: Discounts & Collection	\$9,619
Gross Assessments	<u>\$160,319</u>

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Multi-Family-Duplex 33'	68	\$ 31,620	\$465.01	\$494.69
Single-Family 32'	57	\$ 28,714	\$503.76	\$535.91
Single-Family 40'	37	\$ 22,940	\$620.01	\$659.58
Single-Family 50'	87	\$ 67,426	\$775.01	\$824.48
	249	\$ 150,700		

Tohoqua
Community Development District
Series 2021 Special Assessment Bonds Phase 4A/5A Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,550,000.00	\$ -	\$ 46,655.00	\$ 148,997.50
05/01/24	\$ 2,550,000.00	\$ 55,000.00	\$ 46,655.00	
11/01/24	\$ 2,495,000.00	\$ -	\$ 45,967.50	\$ 147,622.50
05/01/25	\$ 2,495,000.00	\$ 55,000.00	\$ 45,967.50	
11/01/25	\$ 2,380,000.00	\$ -	\$ 45,280.00	\$ 146,247.50
05/01/26	\$ 2,380,000.00	\$ 60,000.00	\$ 45,280.00	
11/01/26	\$ 2,380,000.00	\$ -	\$ 44,530.00	\$ 149,810.00
05/01/27	\$ 2,380,000.00	\$ 60,000.00	\$ 44,530.00	
11/01/27	\$ 2,320,000.00	\$ -	\$ 43,592.50	\$ 148,122.50
05/01/28	\$ 2,320,000.00	\$ 60,000.00	\$ 43,592.50	
11/01/28	\$ 2,260,000.00	\$ -	\$ 42,655.00	\$ 146,247.50
05/01/29	\$ 2,260,000.00	\$ 65,000.00	\$ 42,655.00	
11/01/29	\$ 2,195,000.00	\$ -	\$ 41,639.38	\$ 149,294.38
05/01/30	\$ 2,195,000.00	\$ 65,000.00	\$ 41,639.38	
11/01/30	\$ 2,130,000.00	\$ -	\$ 40,623.75	\$ 147,263.13
05/01/31	\$ 2,130,000.00	\$ 70,000.00	\$ 40,623.75	
11/01/31	\$ 2,060,000.00	\$ -	\$ 39,530.00	\$ 150,153.75
05/01/32	\$ 2,060,000.00	\$ 70,000.00	\$ 39,530.00	
11/01/32	\$ 1,990,000.00	\$ -	\$ 38,270.00	\$ 147,800.00
05/01/33	\$ 1,990,000.00	\$ 75,000.00	\$ 38,270.00	
11/01/33	\$ 1,915,000.00	\$ -	\$ 36,920.00	\$ 150,190.00
05/01/34	\$ 1,915,000.00	\$ 75,000.00	\$ 36,920.00	
11/01/34	\$ 1,840,000.00	\$ -	\$ 35,570.00	\$ 147,490.00
05/01/35	\$ 1,840,000.00	\$ 80,000.00	\$ 35,570.00	
11/01/35	\$ 1,760,000.00	\$ -	\$ 34,130.00	\$ 149,700.00
05/01/36	\$ 1,760,000.00	\$ 80,000.00	\$ 34,130.00	
11/01/36	\$ 1,680,000.00	\$ -	\$ 32,690.00	\$ 146,820.00
05/01/37	\$ 1,680,000.00	\$ 85,000.00	\$ 32,690.00	
11/01/37	\$ 1,595,000.00	\$ -	\$ 31,160.00	\$ 148,850.00
05/01/38	\$ 1,595,000.00	\$ 90,000.00	\$ 31,160.00	
11/01/38	\$ 1,505,000.00	\$ -	\$ 29,540.00	\$ 150,700.00
05/01/39	\$ 1,505,000.00	\$ 90,000.00	\$ 29,540.00	
11/01/39	\$ 1,415,000.00	\$ -	\$ 27,920.00	\$ 147,460.00
05/01/40	\$ 1,415,000.00	\$ 95,000.00	\$ 27,920.00	
11/01/40	\$ 1,320,000.00	\$ -	\$ 26,210.00	\$ 149,130.00
05/01/41	\$ 1,320,000.00	\$ 95,000.00	\$ 26,210.00	
11/01/41	\$ 1,225,000.00	\$ -	\$ 24,500.00	\$ 145,710.00
05/01/42	\$ 1,225,000.00	\$ 100,000.00	\$ 24,500.00	
11/01/42	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 147,000.00
05/01/43	\$ 1,125,000.00	\$ 105,000.00	\$ 22,500.00	
11/01/43	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 147,900.00
05/01/44	\$ 1,020,000.00	\$ 110,000.00	\$ 20,400.00	
11/01/44	\$ 910,000.00	\$ -	\$ 18,200.00	\$ 148,600.00
05/01/45	\$ 910,000.00	\$ 115,000.00	\$ 18,200.00	
11/01/45	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 149,100.00
05/01/46	\$ 795,000.00	\$ 120,000.00	\$ 15,900.00	
11/01/46	\$ 675,000.00	\$ -	\$ 13,500.00	\$ 149,400.00
05/01/47	\$ 675,000.00	\$ 125,000.00	\$ 13,500.00	
11/01/47	\$ 550,000.00	\$ -	\$ 11,000.00	\$ 149,500.00

Tohoqua
Community Development District
Series 2021 Special Assessment Bonds Phase 4A/5A Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/48	\$ 550,000.00	\$ 130,000.00	\$ 11,000.00	
11/01/48	\$ 420,000.00	\$ -	\$ 8,400.00	\$ 149,400.00
05/01/49	\$ 420,000.00	\$ 135,000.00	\$ 8,400.00	
11/01/49	\$ 285,000.00	\$ -	\$ 5,700.00	\$ 149,100.00
05/01/50	\$ 285,000.00	\$ 140,000.00	\$ 5,700.00	
11/01/50	\$ 145,000.00	\$ -	\$ 2,900.00	\$ 148,600.00
05/01/51	\$ 145,000.00	\$ 145,000.00	\$ 2,900.00	\$ 147,900.00
		\$ 2,605,000.00	\$ 1,746,451.25	\$ 4,454,481.25

Tohoqua
Community Development District
Debt Service Fund - Series 2022 Phase 3A/6A
Fiscal Year 2024

Description	Proposed Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 150,950
Interest	\$ 2,081	\$ 1,387	\$ 694	\$ 2,081	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 61,748
Total Revenues	\$ 2,081	\$ 1,387	\$ 694	\$ 2,081	\$ 212,698
Expenditures					
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 60,204
Principal Payment - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Interest Payment - 05/01	\$ 59,200	\$ -	\$ 59,200	\$ 59,200	\$ 60,204
Total Expenditures	\$ 59,200	\$ -	\$ 59,200	\$ 59,200	\$ 150,408
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 194,879	\$ 194,879	\$ -	\$ 194,879	\$ -
Total Other Financing Sources/(Uses)	\$ 194,879	\$ 194,879	\$ -	\$ 194,879	\$ -
Excess Revenues/(Expenditures)	\$ 137,760	\$ 196,267	\$ (58,507)	\$ 137,760	\$ 62,290

1. Carry forward surplus is net of Reserves.

Interest 11/1/24 \$59,454

Net Assessments	\$150,950
Add: Discounts & Collection	\$9,635
Gross Assessments	\$160,585

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	122	\$ 47,318	\$387.85	\$412.61
Single-Family 32'	46	\$ 39,397	\$856.46	\$911.12
Single-Family 50'	48	\$ 64,235	\$1,338.23	\$1,423.65
	216	\$ 150,950		

Tohoqua
Community Development District
Series 2022 Special Assessment Bonds (Phase 3/6)
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 2,120,000.00	\$ -	\$ 60,203.75	\$ 119,404.10
05/01/24	\$ 2,120,000.00	\$ 30,000.00	\$ 60,203.75	\$ -
11/01/24	\$ 2,090,000.00	\$ -	\$ 59,453.75	\$ 149,657.50
05/01/25	\$ 2,090,000.00	\$ 30,000.00	\$ 59,453.75	\$ -
11/01/25	\$ 2,060,000.00	\$ -	\$ 58,703.75	\$ 148,157.50
05/01/26	\$ 2,060,000.00	\$ 30,000.00	\$ 58,703.75	\$ -
11/01/26	\$ 2,030,000.00	\$ -	\$ 57,953.75	\$ 146,657.50
05/01/27	\$ 2,030,000.00	\$ 35,000.00	\$ 57,953.75	\$ -
11/01/27	\$ 1,995,000.00	\$ -	\$ 57,078.75	\$ 150,032.50
05/01/28	\$ 1,995,000.00	\$ 35,000.00	\$ 57,078.75	\$ -
11/01/28	\$ 1,960,000.00	\$ -	\$ 56,203.75	\$ 148,282.50
05/01/29	\$ 1,960,000.00	\$ 35,000.00	\$ 56,203.75	\$ -
11/01/29	\$ 1,925,000.00	\$ -	\$ 55,328.75	\$ 146,532.50
05/01/30	\$ 1,925,000.00	\$ 40,000.00	\$ 55,328.75	\$ -
11/01/30	\$ 1,800,000.00	\$ -	\$ 54,328.75	\$ 149,657.50
05/01/31	\$ 1,800,000.00	\$ 40,000.00	\$ 54,328.75	\$ -
11/01/31	\$ 1,800,000.00	\$ -	\$ 53,328.75	\$ 147,657.50
05/01/32	\$ 1,800,000.00	\$ 45,000.00	\$ 53,328.75	\$ -
11/01/32	\$ 1,800,000.00	\$ -	\$ 52,203.75	\$ 150,532.50
05/01/33	\$ 1,800,000.00	\$ 45,000.00	\$ 52,203.75	\$ -
11/01/33	\$ 1,755,000.00	\$ -	\$ 50,921.25	\$ 148,125.00
05/01/34	\$ 1,755,000.00	\$ 50,000.00	\$ 50,921.25	\$ -
11/01/34	\$ 1,705,000.00	\$ -	\$ 49,496.25	\$ 150,417.50
05/01/35	\$ 1,705,000.00	\$ 50,000.00	\$ 49,496.25	\$ -
11/01/35	\$ 1,655,000.00	\$ -	\$ 48,071.25	\$ 147,567.50
05/01/36	\$ 1,655,000.00	\$ 55,000.00	\$ 48,071.25	\$ -
11/01/36	\$ 1,600,000.00	\$ -	\$ 46,503.75	\$ 149,575.00
05/01/37	\$ 1,600,000.00	\$ 55,000.00	\$ 46,503.75	\$ -
11/01/37	\$ 1,545,000.00	\$ -	\$ 44,936.25	\$ 146,440.00
05/01/38	\$ 1,545,000.00	\$ 60,000.00	\$ 44,936.25	\$ -
11/01/38	\$ 1,485,000.00	\$ -	\$ 43,226.25	\$ 148,162.50
05/01/39	\$ 1,485,000.00	\$ 65,000.00	\$ 43,226.25	\$ -
11/01/39	\$ 1,420,000.00	\$ -	\$ 41,373.75	\$ 149,600.00
05/01/40	\$ 1,420,000.00	\$ 70,000.00	\$ 41,373.75	\$ -
11/01/40	\$ 1,205,000.00	\$ -	\$ 39,378.75	\$ 150,752.50
05/01/41	\$ 1,205,000.00	\$ 70,000.00	\$ 39,378.75	\$ -
11/01/41	\$ 1,205,000.00	\$ -	\$ 37,383.75	\$ 146,762.50
05/01/42	\$ 1,205,000.00	\$ 75,000.00	\$ 37,383.75	\$ -
11/01/42	\$ 1,205,000.00	\$ -	\$ 35,246.25	\$ 147,630.00
05/01/43	\$ 1,205,000.00	\$ 80,000.00	\$ 35,246.25	\$ -
11/01/43	\$ 1,125,000.00	\$ -	\$ 32,906.25	\$ 148,152.50
05/01/44	\$ 1,125,000.00	\$ 85,000.00	\$ 32,906.25	\$ -
11/01/44	\$ 1,040,000.00	\$ -	\$ 30,420.00	\$ 148,326.25

Tohoqua
Community Development District
Series 2022 Special Assessment Bonds (Phase 3/6)
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/45	\$ 1,040,000.00	\$ 90,000.00	\$ 30,420.00	\$ -
11/01/45	\$ 950,000.00	\$ -	\$ 27,787.50	\$ 148,207.50
05/01/46	\$ 950,000.00	\$ 95,000.00	\$ 27,787.50	\$ -
11/01/46	\$ 855,000.00	\$ -	\$ 25,008.75	\$ 147,796.25
05/01/47	\$ 855,000.00	\$ 100,000.00	\$ 25,008.75	\$ -
11/01/47	\$ 755,000.00	\$ -	\$ 22,083.75	\$ 147,092.50
05/01/48	\$ 755,000.00	\$ 110,000.00	\$ 22,083.75	\$ -
11/01/48	\$ 645,000.00	\$ -	\$ 18,866.25	\$ 150,950.00
05/01/49	\$ 645,000.00	\$ 115,000.00	\$ 18,866.25	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 15,502.50	\$ 149,368.75
05/01/50	\$ 530,000.00	\$ 120,000.00	\$ 15,502.50	\$ -
11/01/50	\$ 410,000.00	\$ -	\$ 11,992.50	\$ 147,495.00
05/01/51	\$ 410,000.00	\$ 130,000.00	\$ 11,992.50	\$ -
11/01/51	\$ 280,000.00	\$ -	\$ 8,190.00	\$ 150,182.50
05/01/52	\$ 280,000.00	\$ 135,000.00	\$ 8,190.00	\$ -
11/01/52	\$ 145,000.00	\$ -	\$ 4,241.25	\$ 147,431.25
05/01/53	\$ 145,000.00	\$ 145,000.00	\$ 4,241.25	\$ 149,241.25
		\$ 2,120,000.00	\$ 2,455,847.85	\$ 4,575,847.85

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Fiscal Year 2024

Description	Proposed Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 154,199
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 60,228
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 214,427
Expenditures					
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 60,228
Principal Payment - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Interest Payment - 05/01	\$ 15,391	\$ -	\$ 15,391	\$ 15,391	\$ 60,228
Total Expenditures	\$ 15,391	\$ -	\$ 15,391	\$ 15,391	\$ 150,455
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 152,719	\$ 152,719	\$ -	\$ 152,719	\$ -
Total Other Financing Sources/(Uses)	\$ 152,719	\$ 152,719	\$ -	\$ 152,719	\$ -
Excess Revenues/(Expenditures)	\$ 137,328	\$ 152,719	\$ (15,391)	\$ 137,328	\$ 63,972

1. Carry forward surplus is net of Reserves.

Interest 11/1/24 \$59,553

Net Assessments	\$154,199
Add: Discounts & Collection	\$9,842
Gross Assessments	<u>\$164,041</u>

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Multi-Family-Duplex 33'	72	\$ 33,449	\$464.57	\$494.22
Single-Family 32'	67	\$ 33,720	\$503.28	\$535.41
Single-Family 40'	38	\$ 23,538	\$619.42	\$658.96
Single-Family 50'	82	\$ 63,492	\$774.29	\$823.72
	259	\$ 154,199		

Tohoqua
Community Development District
Series 2023 Special Assessment Bonds Phase 4B/5B Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,230,000.00	\$ -	\$ 60,227.50	\$ 75,618.97
05/01/24	\$ 2,230,000.00	\$ 30,000.00	\$ 60,227.50	
11/01/24	\$ 2,200,000.00	\$ -	\$ 59,552.50	\$ 149,780.00
05/01/25	\$ 2,200,000.00	\$ 35,000.00	\$ 59,552.50	
11/01/25	\$ 2,165,000.00	\$ -	\$ 58,765.00	\$ 153,317.50
05/01/26	\$ 2,165,000.00	\$ 35,000.00	\$ 58,765.00	
11/01/26	\$ 2,130,000.00	\$ -	\$ 57,977.50	\$ 151,742.50
05/01/27	\$ 2,130,000.00	\$ 35,000.00	\$ 57,977.50	
11/01/27	\$ 2,095,000.00	\$ -	\$ 57,190.00	\$ 150,167.50
05/01/28	\$ 2,095,000.00	\$ 40,000.00	\$ 57,190.00	
11/01/28	\$ 2,055,000.00	\$ -	\$ 56,290.00	\$ 153,480.00
05/01/29	\$ 2,055,000.00	\$ 40,000.00	\$ 56,290.00	
11/01/29	\$ 2,015,000.00	\$ -	\$ 55,390.00	\$ 151,680.00
05/01/30	\$ 2,015,000.00	\$ 40,000.00	\$ 55,390.00	
11/01/30	\$ 1,975,000.00	\$ -	\$ 54,490.00	\$ 149,880.00
05/01/31	\$ 1,975,000.00	\$ 45,000.00	\$ 54,490.00	
11/01/31	\$ 1,930,000.00	\$ -	\$ 53,275.00	\$ 152,765.00
05/01/32	\$ 1,930,000.00	\$ 45,000.00	\$ 53,275.00	
11/01/32	\$ 1,885,000.00	\$ -	\$ 52,060.00	\$ 150,335.00
05/01/33	\$ 1,885,000.00	\$ 50,000.00	\$ 52,060.00	
11/01/33	\$ 1,835,000.00	\$ -	\$ 50,710.00	\$ 152,770.00
05/01/34	\$ 1,835,000.00	\$ 50,000.00	\$ 50,710.00	
11/01/34	\$ 1,785,000.00	\$ -	\$ 49,360.00	\$ 150,070.00
05/01/35	\$ 1,785,000.00	\$ 55,000.00	\$ 49,360.00	
11/01/35	\$ 1,730,000.00	\$ -	\$ 47,875.00	\$ 152,235.00
05/01/36	\$ 1,730,000.00	\$ 60,000.00	\$ 47,875.00	
11/01/36	\$ 1,670,000.00	\$ -	\$ 46,255.00	\$ 154,130.00
05/01/37	\$ 1,670,000.00	\$ 60,000.00	\$ 46,255.00	
11/01/37	\$ 1,610,000.00	\$ -	\$ 44,635.00	\$ 150,890.00
05/01/38	\$ 1,610,000.00	\$ 65,000.00	\$ 44,635.00	
11/01/38	\$ 1,545,000.00	\$ -	\$ 42,880.00	\$ 152,515.00
05/01/39	\$ 1,545,000.00	\$ 70,000.00	\$ 42,880.00	
11/01/39	\$ 1,475,000.00	\$ -	\$ 40,990.00	\$ 153,870.00
05/01/40	\$ 1,475,000.00	\$ 70,000.00	\$ 40,990.00	
11/01/40	\$ 1,405,000.00	\$ -	\$ 39,100.00	\$ 150,090.00
05/01/41	\$ 1,405,000.00	\$ 75,000.00	\$ 39,100.00	
11/01/41	\$ 1,250,000.00	\$ -	\$ 37,075.00	\$ 151,175.00
05/01/42	\$ 1,165,000.00	\$ 80,000.00	\$ 37,075.00	
11/01/42	\$ 1,165,000.00	\$ -	\$ 34,915.00	\$ 151,990.00
05/01/43	\$ 1,165,000.00	\$ 85,000.00	\$ 34,915.00	
11/01/43	\$ 1,165,000.00	\$ -	\$ 32,620.00	\$ 152,535.00
05/01/44	\$ 1,165,000.00	\$ 90,000.00	\$ 32,620.00	
11/01/44	\$ 1,075,000.00	\$ -	\$ 30,100.00	\$ 152,720.00
05/01/45	\$ 1,075,000.00	\$ 95,000.00	\$ 30,100.00	
11/01/45	\$ 980,000.00	\$ -	\$ 27,440.00	\$ 152,540.00
05/01/46	\$ 980,000.00	\$ 100,000.00	\$ 27,440.00	
11/01/46	\$ 880,000.00	\$ -	\$ 24,640.00	\$ 152,080.00
05/01/47	\$ 880,000.00	\$ 105,000.00	\$ 24,640.00	
11/01/47	\$ 775,000.00	\$ -	\$ 21,700.00	\$ 151,340.00

Tohoqua
Community Development District
Series 2023 Special Assessment Bonds Phase 4B/5B Project
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/48	\$ 775,000.00	\$ 110,000.00	\$ 21,700.00	
11/01/48	\$ 665,000.00	\$ -	\$ 18,620.00	\$ 150,320.00
05/01/49	\$ 665,000.00	\$ 120,000.00	\$ 18,620.00	
11/01/49	\$ 545,000.00	\$ -	\$ 15,260.00	\$ 153,880.00
05/01/50	\$ 545,000.00	\$ 125,000.00	\$ 15,260.00	
11/01/50	\$ 420,000.00	\$ -	\$ 11,760.00	\$ 152,020.00
05/01/51	\$ 420,000.00	\$ 130,000.00	\$ 11,760.00	\$ -
11/01/51	\$ 290,000.00	\$ -	\$ 8,120.00	\$ 149,880.00
05/01/52	\$ 290,000.00	\$ 140,000.00	\$ 8,120.00	\$ -
11/01/52	\$ 150,000.00	\$ -	\$ 4,200.00	\$ 152,320.00
05/01/53	\$ 150,000.00	\$ 150,000.00	\$ 4,200.00	\$ 154,200.00
		\$ 2,230,000.00	\$ 2,402,336.47	\$ 4,632,336.47

SECTION V

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

- Seat # 3 (currently held by Patrick Bonin)
- Seat # 4 (currently held by Christopher Wrenn)
- Seat # 5 (currently held by Jon Droor)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

- Seat # 1 (currently held by Marcus Hooker)
- Seat # 2 (currently held by Andre Vidrine)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

**TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

SECTION VI

REQUISITION

Tohoqua Community Development District
Osceola County, Florida

U.S. Bank Trust Company, National Association
Fort Lauderdale, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of November 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Name of Payee: Poulos & Bennett
- (C) Amount Payable: \$7,285.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188 (67)(69)(71)& (73) - Phase 3/6 Engineer Services for Oct 22 thru Jan 23
- (E) Subaccount from which disbursement to be made: Phase 3/6 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 3/6 Project;
4. each disbursement represents a Cost of the Phase 3/6 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

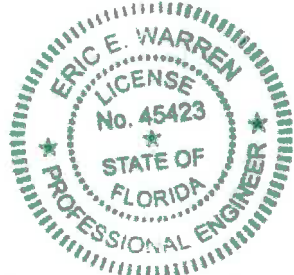
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Responsible Officer

Date: 4/24/2023

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the Phase 3/6 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 3/6 Project improvements being acquired from the proceeds of the Phase 3/6 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 3/6 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 3/6 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 3/6 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.



Consulting Engineer

This item has been electronically signed and sealed by Eric E. Warren, P.E. using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

Tohoqua CDD
 District Manager
 9145 Narcoossee Road, Suite A206
 Orlando, FL 32827

Invoice number 17-188(67)
 Date 11/30/2022

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: October 31, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.051 SERIES 2022 - PHASE 3 & 6	0.00	0.00	0.00	1,470.00	0.00	1,470.00
Total	0.00		0.00	1,470.00		1,470.00

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Practice Team Leader	2.75	225.00	618.75
Project Engineer	0.50	135.00	67.50
Project Manager	4.75	165.00	783.75
Phase subtotal			1,470.00

.051 Series 2022 Phase 3 & 6 - Phase 6 & 3 engineers report revisions

Invoice total **1,470.00**

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

Tohoqua CDD
 District Manager
 9145 Narcoossee Road, Suite A206
 Orlando, FL 32827

Invoice number 17-188(69)
 Date 12/28/2022

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: November 30, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.051 SERIES 2022 - PHASE 3 & 6	0.00	0.00	1,470.00	6,947.50	0.00	5,477.50
Total	0.00		1,470.00	6,947.50		5,477.50

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Engineering Intern	10.25	50.00	512.50
Practice Team Leader	6.25	225.00	1,406.25
Project Coordinator	2.50	90.00	225.00
Project Engineer	11.25	135.00	1,518.75
Project Manager	11.00	165.00	1,815.00
Phase subtotal			5,477.50

.051 Series 2022 Phase 3 & 6 - Preparation of Phase 6 requisition

Invoice total **5,477.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(67)	11/30/2022	1,470.00	1,470.00				
	Total	1,470.00	1,470.00	0.00	0.00	0.00	0.00

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

Tohoqua CDD
 District Manager
 9145 Narcoossee Road, Suite A206
 Orlando, FL 32827

Invoice number 17-188(71)
 Date 01/30/2023

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: December 31, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.051 SERIES 2022 - PHASE 3 & 6	0.00	0.00	6,947.50	7,172.50	0.00	225.00
Total	0.00		6,947.50	7,172.50		225.00

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Practice Team Leader	1.00	225.00	225.00

.051 Series 2022 Phase 3 & 6 - Preparation of Phase 6 requisition

Invoice total **225.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(67)	11/30/2022	1,470.00		1,470.00			
17-188(69)	12/28/2022	5,477.50	5,477.50				
	Total	6,947.50	5,477.50	1,470.00	0.00	0.00	0.00

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

RECEIVED

MAR 03 2023

Tohoqua CDD
 District Manager
 9145 Narcoossee Road, Suite A206
 Orlando, FL 32827

Invoice number 17-188(73)
 Date 02/28/2023
 Project **17-188 TOHOQUA CDD**

Professional services for the period ending: January 31, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.051 SERIES 2022 - PHASE 3 & 6	0.00	0.00	7,172.50	7,285.00	0.00	112.50
Total	0.00		7,172.50	7,285.00		112.50

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	225.00	112.50

.051 Series 2022 Phase 3 & 6 - Requisition 1 for phase 6

Invoice total **112.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(67)	11/30/2022	1,470.00			1,470.00		
17-188(69)	12/28/2022	5,477.50		5,477.50			
17-188(71)	01/30/2023	225.00	225.00				
	Total	7,172.50	225.00	5,477.50	1,470.00	0.00	0.00

SECTION VII

Tohoqua Community Development District

PHASE 3 / 6 (PHASE 3 / 6 PROJECT)
ACQUISITION & REQUISITION #2

Prepared For

Tohoqua Community Development District

Date

April 25, 2023

POULOS & BENNETT

2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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Section 1

Requisition No. 2

Requisition No. 2 for Disbursement

Requisition No. 2 Summary

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Exhibit 3: Phase 6 Reclaimed Water Distribution System

Exhibit 4: Phase 6 Wastewater Collection System

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Section 3

Supplemental Documents

Exhibit A: Contractor Construction Pay Application Phase 6

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Exhibit D: Wastewater Total Clearance Phases 6

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Exhibit I: Tohoqua Phase 6 Approved Construction Plans

Section 1
Requisition No. 2

REQUISITION NO. 2 SUMMARY

Tohoqua Community Development District (CDD) Acquisition & Requisition Request No. 2 is detailed in the following report. Requisition No. 2 is for Phase 6 (Phase 3 / 6 Project). Phase 6 is recorded in Plat Book 31 Page 67.

Requisition No. 2 includes the reimbursement request from Lennar Corporation for Phase 6 per Exhibit 12B capital improvement costs of the Fifth Supplemental CDD Engineer's Report as dated September 20, 2022. The request includes the following infrastructure:

- Facilities (See Exhibit 2 – 5)
 - Potable Water System
 - Reclaim Water System
 - Sanitary Sewer System
 - Stormwater System

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to the Phase 3 & 6 Project.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the above facilities. Requisition No. 2 includes a portion of the construction costs paid by Lennar to JMHC, Inc. based on Pay Application No. 8 dated October 25, 2021 for Phase 6 as reviewed by Poulos & Bennett, LLC. No costs associated with Phase 3 are being requested for reimbursement as part of this requisition.

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (PHASE 3 / 6 PROJECT) BONDS
PHASE 3 / 6 (PHASE 3 / 6 PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of February 1, 2018, as supplemented by that certain Fifth Supplemental Trust Indenture dated as November 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **Requisition No. 2**
- (B) Identify Acquisition Agreement, if applicable; **Series 2022 (Phase 3 / 6 Project) Bonds;**
- (C) Name of Payee pursuant to Acquisition Agreement: Lennar Homes, LLC
- (D) Amount Payable: **\$984,235.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

The enclosed Requisition No. 2 Includes Costs Associated with the following portions of development located within Phase 6:

- **Construction Costs (See Table 1)**
 - **Phase 6 Infrastructure**

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Phase 3/6 Project Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District,
2. Each disbursement set forth above is a proper charge against the Series 2022 (Phase 3 / 6 Project) Special Assessments;
3. Each disbursement set forth above was incurred in connection with the Cost of the Phase 3 / 6 Project; and
4. Each disbursement represents a cost of the Phase 3 / 6 Project which has not previously been paid.


4. Each disbursement represents a cost of the Phase 3 / 6 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By:  _____
Responsible Officer

Date: 4/27/2023

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Phase 3 / 6 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Eric E Warren



Digitally signed by Eric E Warren
DN: CN=Eric E Warren,
dnQualifier=A01410C000001807691A8940009725A,
O=Florida, C=US
Date: 2023.04.26 08:17:41-04'00'

Consulting Engineer

TABLE 1
Tohoqua Community Development District
Phase 6
Summary of Costs for Requisition #2
April 25, 2023

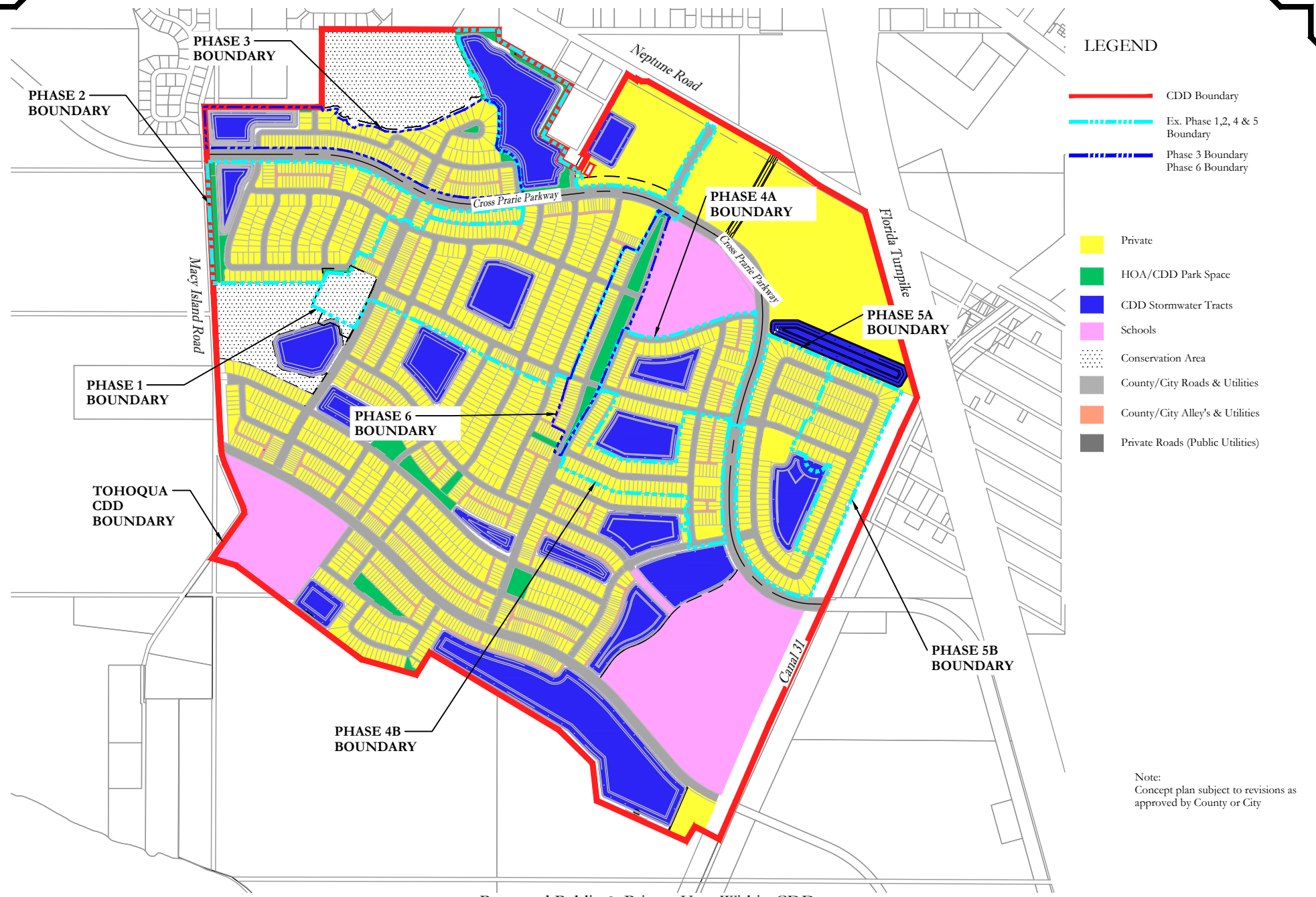
DESCRIPTION	TOTAL AMOUNT	REQ #1 QTY	UNIT	UNIT COST	REQ #1 AMOUNT	REQ #1 %
Potable Water Distribution System (Phase 6)						
12" PVC WM	\$ 48,633.00	1,118	LF	\$ 43.50	\$ 48,633.00	100.0%
8" WM Gate Valve	\$ 15,600.00	8	EA	\$ 1,950.00	\$ 15,600.00	100.0%
8" PVC WM	\$ 76,275.00	2,825	LF	\$ 27.00	\$ 76,275.00	100.0%
Connect to Existing Water Main	\$ 16,555.00	5	LS	\$ 3,311.00	\$ 16,555.00	100.0%
Fire Hydrant Assembly	\$ 30,480.00	6	EA	\$ 5,080.00	\$ 30,480.00	100.0%
Miscellaneous Fittings	\$ 8,510.00	1	LS	\$ 8,510.00	\$ 8,510.00	100.0%
Temporary Blowoff Assembly (Hydroguard)	\$ 1,230.00	1	EA	\$ 1,230.00	\$ 1,230.00	100.0%
Water Main Testing	\$ 11,040.40	3,943	LF	\$ 2.80	\$ 11,040.40	100.0%
Subtotal	\$ 208,323.40				\$ 208,323.40	100.0%
Reclaim Water System (Phase 6)						
2" Reuse Service	\$ 4,230.00	3	EA	\$ 1,410.00	\$ 4,230.00	100.0%
4" RW Gate Valve	\$ 6,672.00	6	EA	\$ 1,112.00	\$ 6,672.00	100.0%
4" PVC RW Main	\$ 46,240.00	2,720	LF	\$ 17.00	\$ 46,240.00	100.0%
8" PVC RW Main	\$ 28,730.00	1,105	LF	\$ 26.00	\$ 28,730.00	100.0%
Connect to Existing RW Main	\$ 9,240.00	6	EA	\$ 1,540.00	\$ 9,240.00	100.0%
Miscellaneous Fittings	\$ 9,920.00	1	LS	\$ 9,920.00	\$ 9,920.00	100.0%
Reclaim Testing	\$ 5,737.50	3,825	LF	\$ 1.50	\$ 5,737.50	100.0%
Temporary Blowoff Assembly	\$ 1,180.00	1	EA	\$ 1,180.00	\$ 1,180.00	100.0%
Subtotal	\$ 111,949.50				\$ 111,949.50	100.0%
Sanitary System (Phase 6)						
8" PVC Pipe (0-6' Depth)	\$ 13,113.00	558	LF	\$ 23.50	\$ 13,113.00	100.0%
8" PVC Pipe (6-8' Depth)	\$ 38,568.00	1,607	LF	\$ 24.00	\$ 38,568.00	100.0%
8" PVC Pipe (8-10' Depth)	\$ 5,772.00	222	LF	\$ 26.00	\$ 5,772.00	100.0%
Connect to Existing Manhole	\$ 3,315.00	1	EA	\$ 3,315.00	\$ 3,315.00	100.0%
Dewatering	\$ 8,593.20	2,387	LF	\$ 3.60	\$ 8,593.20	100.0%
Manhole (0-6' Depth)	\$ 12,525.00	3	EA	\$ 4,175.00	\$ 12,525.00	100.0%
Manhole (6-8' Depth)	\$ 29,520.00	6	EA	\$ 4,920.00	\$ 29,520.00	100.0%
Manhole (8-10' Depth)	\$ 11,720.00	2	EA	\$ 5,860.00	\$ 11,720.00	100.0%
Sanitary Main Testing	\$ 13,128.50	2,387	LF	\$ 5.50	\$ 13,128.50	100.0%
Generic Sanitary Sewer	\$ 2,697.90	1	LS	\$ 2,697.90	\$ 2,697.90	100.0%
Import Fill for Sanitary Sewer Pipe Bedding	\$ 31,500.00	3,000	CY	\$ 10.50	\$ 31,500.00	100.0%
Stockpile Clay from Sanitary Pipe Spoils	\$ 6,250.00	5,000	CY	\$ 1.25	\$ 6,250.00	100.0%
Subtotal	\$ 176,702.60				\$ 176,702.60	100.0%

TABLE 1
Tohoqua Community Development District
Phase 6
Summary of Costs for Requisition #2
April 25, 2023

DESCRIPTION	TOTAL AMOUNT	REQ #1 QTY	UNIT	UNIT COST	REQ #1 AMOUNT	REQ #1 %
Stormwater System (Phase 6)						
15" Class III RCP	\$ 25,992.00	722	LF	\$ 36.00	\$ 25,992.00	100.0%
18" Class III RCP	\$ 16,684.00	388	LF	\$ 43.00	\$ 16,684.00	100.0%
24" Class III RCP	\$ 65,296.00	1,166	LF	\$ 56.00	\$ 65,296.00	100.0%
30" Class III RCP	\$ 27,816.00	366	LF	\$ 76.00	\$ 27,816.00	100.0%
36" Class III RCP	\$ 38,556.00	378	LF	\$ 102.00	\$ 38,556.00	100.0%
42" Class III RCP	\$ 85,011.00	659	LF	\$ 129.00	\$ 85,011.00	100.0%
Dewatering	\$ 11,037.00	3,679	LF	\$ 3.00	\$ 11,037.00	100.0%
Connect to Existing Storm Pipe	\$ 2,030.00	1	EA	\$ 2,030.00	\$ 2,030.00	100.0%
Drainage Plug / Diver for Tie-In	\$ 4,725.00	1	EA	\$ 4,725.00	\$ 4,725.00	100.0%
Type P-4 Curb Inlet	\$ 4,600.00	1	EA	\$ 4,600.00	\$ 4,600.00	100.0%
Type P-1 Curb Inlet	\$ 4,830.00	1	EA	\$ 4,830.00	\$ 4,830.00	100.0%
Type P-3 Curb Inlet	\$ 70,720.00	13	EA	\$ 5,440.00	\$ 70,720.00	100.0%
Test Storm Drainage Pipe	\$ 27,592.50	3,679	LF	\$ 7.50	\$ 27,592.50	100.0%
Type J Manhole	\$ 18,280.00	4	EA	\$ 4,570.00	\$ 18,280.00	100.0%
Type C Inlet	\$ 5,865.00	3	EA	\$ 1,955.00	\$ 5,865.00	100.0%
Import Fill for Drainage Pipe Bedding	\$ 68,850.00	9,000	CY	\$ 7.65	\$ 68,850.00	100.0%
Stockpile Clay from Drainage Pipe Spoils	\$ 9,375.00	7,500	CY	\$ 1.25	\$ 9,375.00	100.0%
Subtotal	\$ 487,259.50			Subtotal	\$ 487,259.50	100.0%

Phase 6 Total \$ 984,235.00

Section 2
Infrastructure Exhibits



Proposed Public & Private Uses Within CDD

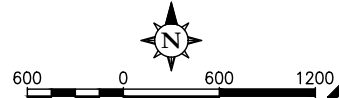
Tohoqua CDD

POULOS & BENNETT

October 25, 2022
P & B Job No.: 21-029

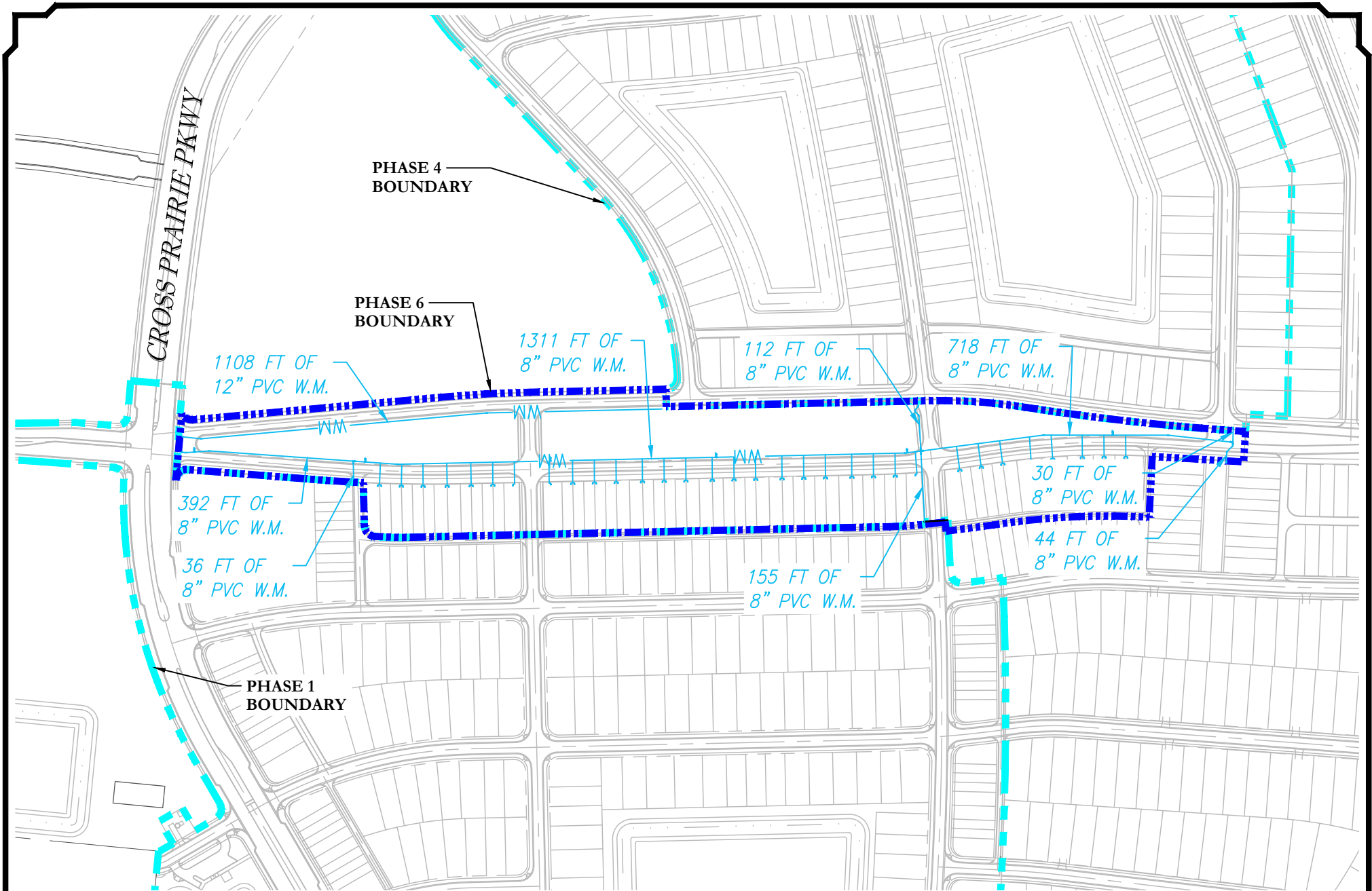
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



Note:
Concept plan subject to revisions as
approved by County or City

Z:\2021\21-029 LENAR - TOHOQUA 3, 6 & 7\CAD_PLOTS\EXH & FIGS\CDD\PH3&6 CDD PUBLIC-PRIVATE USE



Potable Water Distribution System
Tohoqua Phase 6 CDD



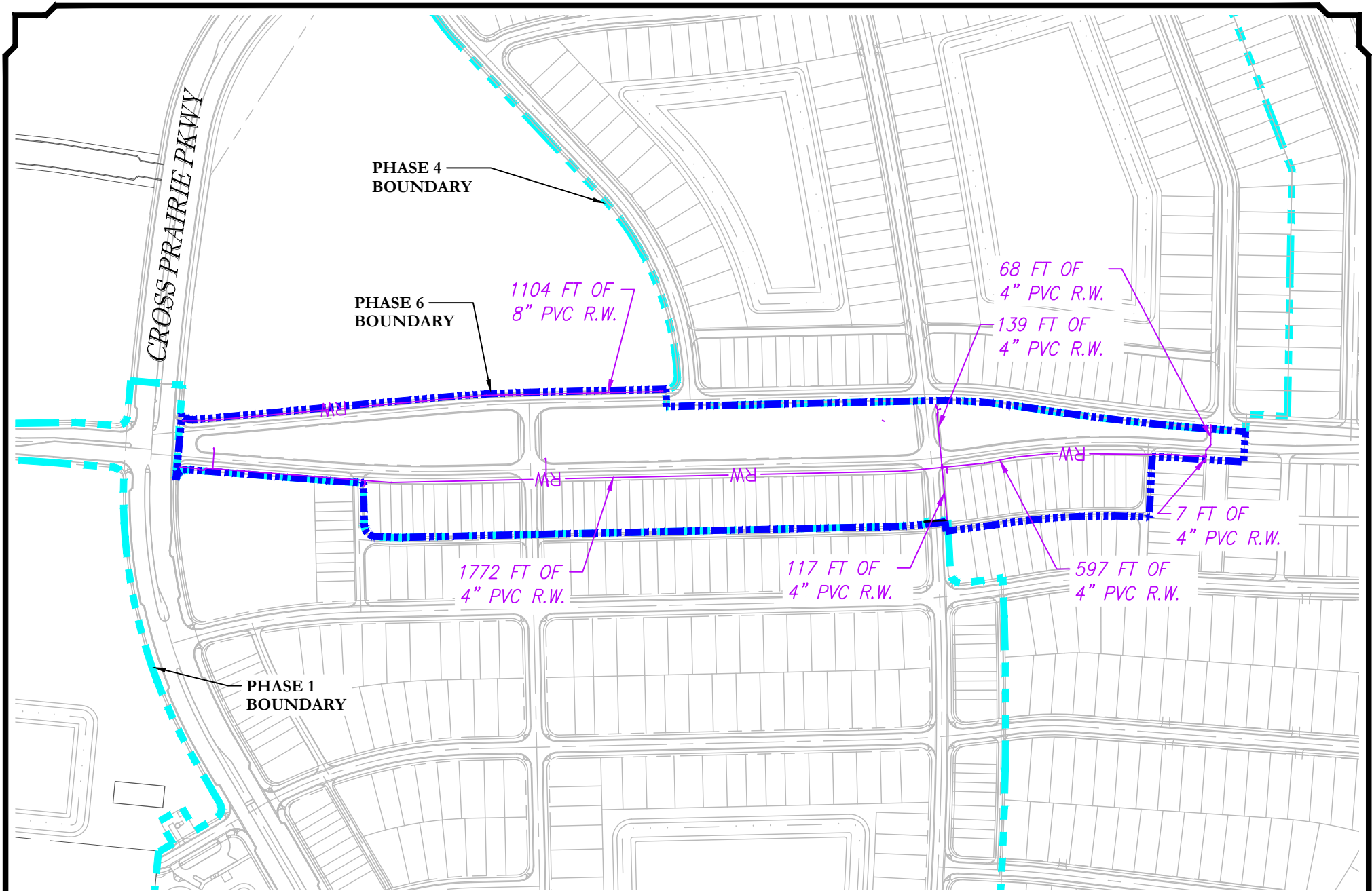
SCALE IN FEET
Exhibit 2

October 25, 2022
 P & B Job No.: 21-029

2602 E. Livingston St.
 Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567



Reclaimed Water Distribution System
Tohoqua Phase 6 CDD



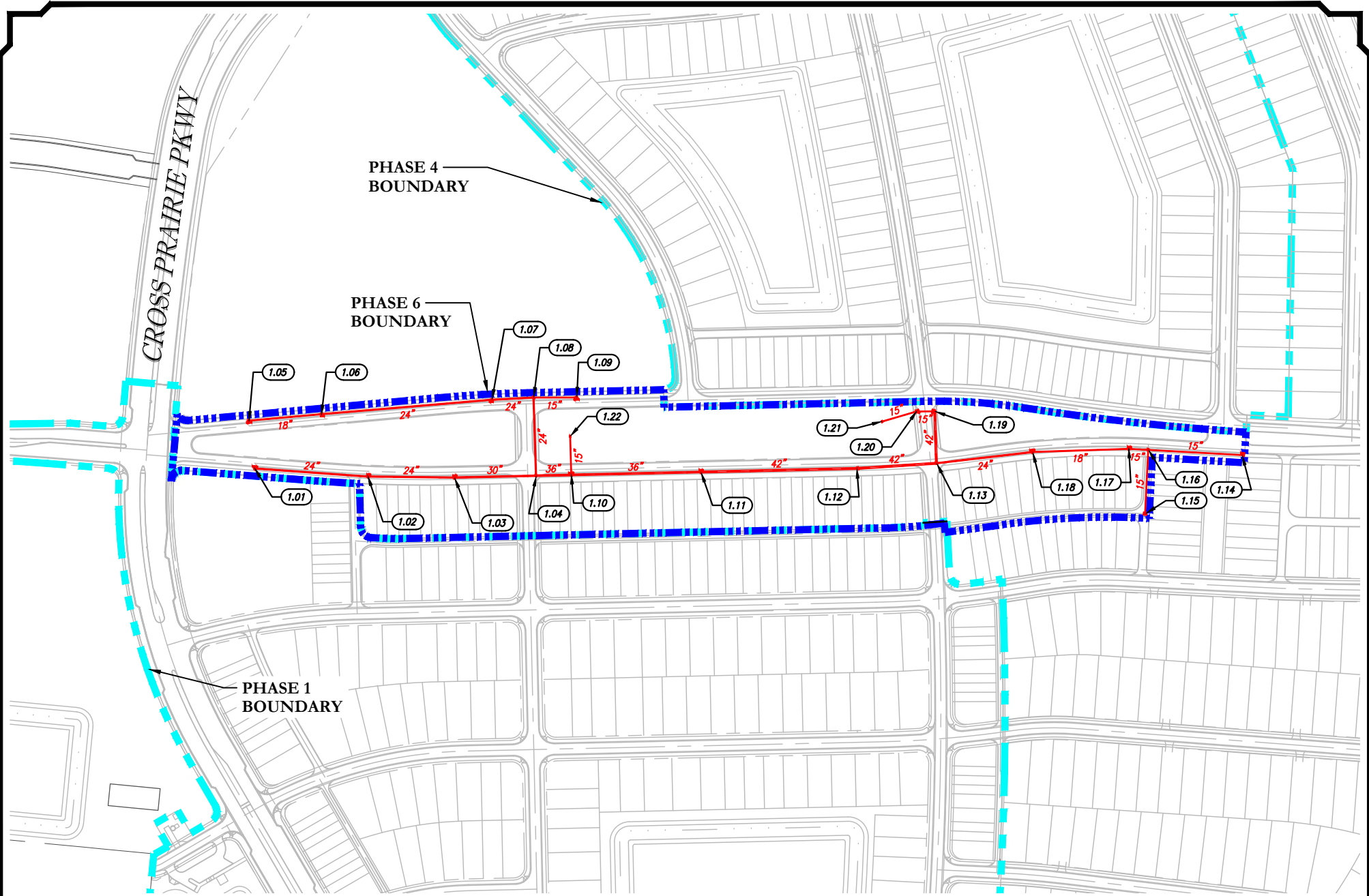
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Exhibit 3

October 25, 2022
 P & B Job No.: 21-029

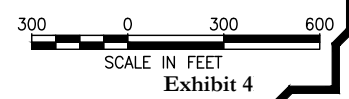
2602 E. Livingston St.
 Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567



Stormwater Collection System
Tohoqua Phase 6 CDD



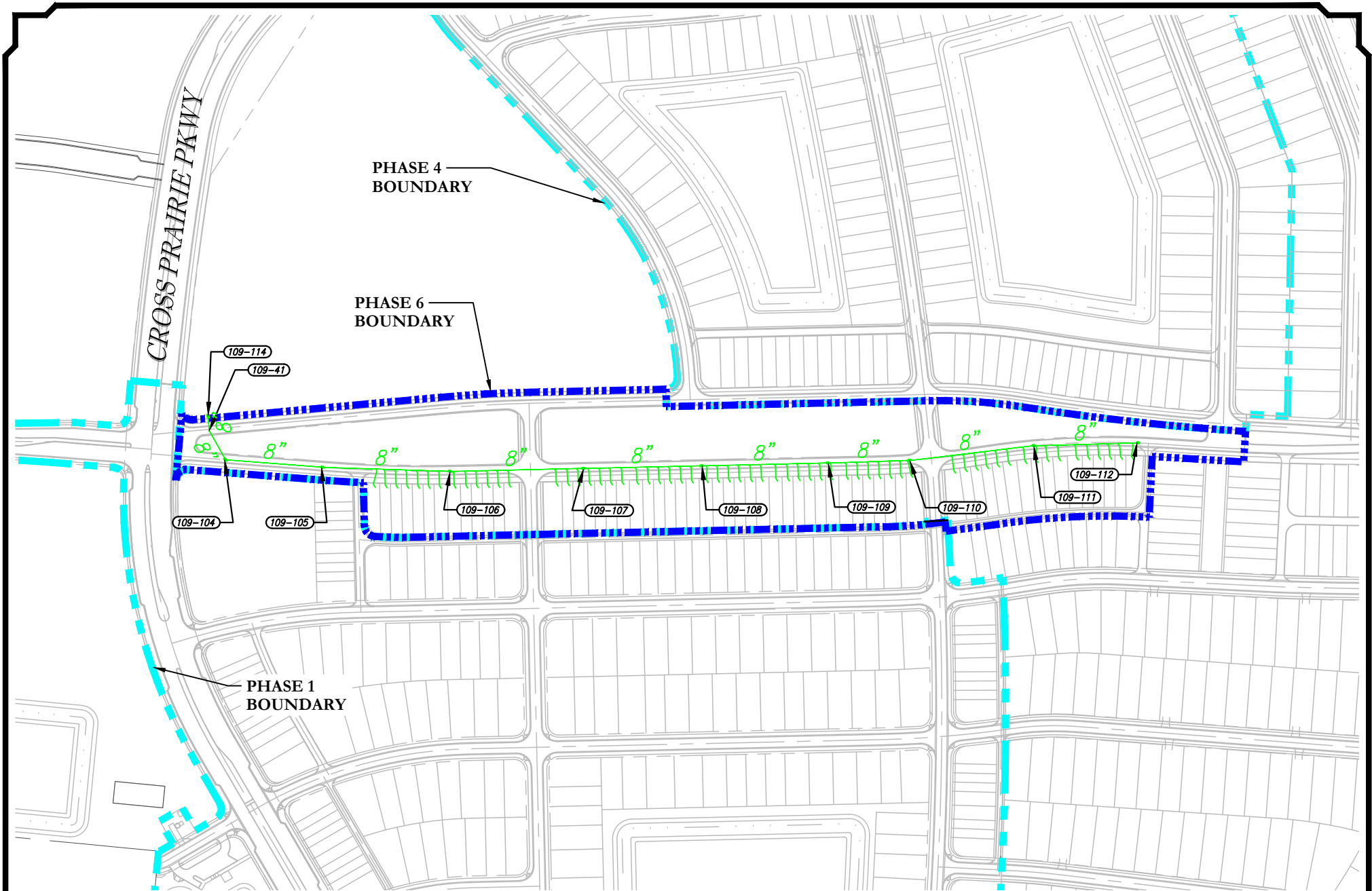
October 25, 2022
 P & B Job No.: 21-029

2602 E. Livingston St.
 Orlando, Florida 32803 - 407.487.2594

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 Certificate of Authorization No. 28567

Z:\2021\21-029 LENNAR - TOHOQUA 3, 6 & 7\CAD\EXH & FIGS\CDD\PHASE 6 REQUISITION EXHIBITS\PH6 REQ STORMWATER COLLECTION SYSTEM



Wastewater Collection System
Tohoqua Phase 6 CDD



SCALE IN FEET
Exhibit 5

October 25, 2022
 P & B Job No.: 21-029

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Section 3
Supplemental Documents

Exhibit A
Contractor Construction Pay Application Phase 6

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF PAGES

TO OWNER: Lennar Homes, LLC
 6750 Forum Drive
 Suite 310
 Orlando, FL 32821

PROJECT: **Tohoqua Ph. 6**

APPLICATION NO: **8**
 DATE: 10/25/21
 PROJECT NO: 22102

Distribution to:
 OWNER
 ENGINEER
 CONTRACTOR

FROM CONTRACTOR: JMHC, Inc.
 2816 East Robinson Street
 Orlando, FL 32803

VIA: EMAIL

CONTRACT DATE: 03/09/21



CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM\$	<u>1,720,980.60</u>
2. Net change by Change Orders\$	<u>75,492.90</u>
3. CONTRACT SUM TO DATE\$	<u>1,796,473.50</u>
4. TOTAL COMPLETED & STORED TO DATE\$	<u>1,796,473.50</u>
5. RETAINAGE:		
a. <u>0</u> % of Completed Work \$	<u>0.00</u>
(Column D + E on G703)		
b. _____ % of Stored Material \$	
(Column F on G703)		
Total Retainage (Line 5a + 5b or		
Total in Column I of G703).....\$		<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE\$	<u>1,796,473.50</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate).....\$		<u>1,616,826.15</u>
8. CURRENT PAYMENT DUE\$	<u>179,647.35</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6) \$		<u>0.00</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	49,387.90	
Total approved this Month	26,105.00	0.00
TOTALS	75,492.90	0.00
NET CHANGES by Change Order	75,492.90	

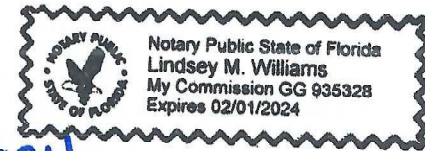
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JMHC, Inc.
 By: [Signature] Date: October 25, 2021

State of Florida Notary Public:
 County of Orange
 Subscribed and sworn to before me this 25th day of October, 2021

[Signature]

My Commission expires: 02/01/2024



~~Engineer's~~
ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 179,647.35

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: **Eric E Warren**

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Digitally signed by Eric E Warren
 DN: CN=Eric E Warren,
 dnQualifier=A01410D0000017AE481E2DB00008BE2,
 Ou=Florida, C=US
 Date: 2022.01.24 14:13:57-0500

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount	Amount	Amount	Amount			Amount	
Application For Payment Summary													
	Survey	\$ 19,337.00	2120		\$ 19,337.00		\$ -		\$ 19,337.00		19,337.00		0.00
	Excavation	\$ 115,975.00	2651		\$ 115,975.00		\$ -		\$ 115,975.00		115,975.00		0.00
	Grading	\$ 27,387.75	2653		\$ 27,387.75		\$ -		\$ 27,387.75		27,387.75		0.00
	Clear & Grubb	\$ 11,964.50	2655		\$ 11,964.50		\$ -		\$ 11,964.50		11,964.50		0.00
	Mobilization	\$ 17,930.00	2745		\$ 17,930.00		\$ -		\$ 17,930.00		17,930.00		0.00
	Erosion Control	\$ 46,493.00	2749		\$ 46,493.00		\$ -		\$ 46,493.00		46,493.00		0.00
	Sewer	\$ 173,769.70	2751		\$ 173,769.70		\$ -		\$ 173,769.70		173,769.70		0.00
	Water	\$ 247,663.40	2851		\$ 247,663.40		\$ -		\$ 247,663.40		247,663.40		0.00
	Storm Drainage	\$ 409,034.50	3001		\$ 409,034.50		\$ -		\$ 409,034.50		409,034.50		0.00
	Paving	\$ 535,246.25	3279		\$ 535,246.25		\$ -		\$ 535,246.25		535,246.25		0.00
	Reclaim Water	\$ 116,179.50	3735		\$ 116,179.50		\$ -		\$ 116,179.50		116,179.50		0.00
	Change Order 1	\$ 46,690.00			\$ 46,690.00		\$ -		\$ 46,690.00		46,690.00		0.00
	Change Order 2	\$ 2,697.90			\$ 2,697.90		\$ -		\$ 2,697.90		2,697.90		0.00
	Change Order 3	\$ 26,105.00			\$ 26,105.00		\$ -		\$ 26,105.00		26,105.00		0.00
TOTAL		\$ 1,796,473.50			1,796,473.50		0.00		1,796,473.50	0.00	1,796,473.50		0.00

VENDOR: 2726673	CONTRACT # 54966010	Field Approval	Checked By	Office Approval	Entered By	Deduction of 0% Retention	\$ -	
JMHC						Total Due To-Date	\$ 1,796,473.50	
INV.DATE: 10/25/21	INV.#	APPL.# 07				Previous Application	\$ 1,616,826.15	
			Date:	Date:	Date:	Date:	Balance Due This Application	\$ 179,647.35
DESCRIPTION: Tohoqua Phase 6 Infrastructure								
ACCT# ACCT. DATE:								

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Tohoqua Phase 6 Infrastructure													
2745.	Mobilization	1	LS	\$17,930.00	\$ 17,930.00	1.00	17,930.00		0.00	1.00	17,930.00	0.00	0.00
	Total Generic Excavation				\$ 17,930.00		\$ 17,930.00		\$ -		\$ 17,930.00		\$ -
Generic Excavation & Grading													
2651.	Import Fill for drainage pipe bedding	9,000	CY	\$7.65	\$ 68,850.00	9,000.00	68,850.00		0.00	9,000.00	68,850.00	0.00	0.00
2651.	Import Fill for Sanitary Sewer pipe bedding	3,000	CY	\$10.50	\$ 31,500.00	3,000.00	31,500.00		0.00	3,000.00	31,500.00	0.00	0.00
2651.	Stockpile Clay from Drainage Pipe Spoils	7,500	CY	\$1.25	\$ 9,375.00	7,500.00	9,375.00		0.00	7,500.00	9,375.00	0.00	0.00
2651.	Stockpile Clay from Sanitary Pipe Spoils	5,000	CY	\$1.25	\$ 6,250.00	5,000.00	6,250.00		0.00	5,000.00	6,250.00	0.00	0.00
	Total Generic Excavation				\$ 115,975.00		\$ 115,975.00		\$ -		\$ 115,975.00		\$ -
Grading													
2653.	ROW Grading	42,135	SY	\$0.65	\$27,387.75	42,135.00	27,387.75		0.00	42,135.00	27,387.75	0.00	0.00
	Total Grading				\$ 27,387.75		\$ 27,387.75		\$ -		\$ 27,387.75		\$ -
Clear And Grubb													
2655.	Remove Existing Curb	230	LF	\$9.65	\$2,219.50	230.00	2,219.50		0.00	230.00	2,219.50	0.00	0.00
2655.	Surface Pump Existing Water	1	LS	\$9,745.00	\$9,745.00	1.00	9,745.00		0.00	1.00	9,745.00	0.00	0.00
	Total Clear And Grubb				\$ 11,964.50		\$ 11,964.50		\$ -		\$ 11,964.50		\$ -
Erosion Control													
2749.	Silt Fence (SINGLE ROW)	5,560	LF	\$0.80	\$ 4,448.00	5,560.00	4,448.00		0.00	5,560.00	4,448.00	0.00	0.00
2749.	Inlet Protection	20	EA	\$188.00	\$ 3,760.00	20.00	3,760.00		0.00	20.00	3,760.00	0.00	0.00
2749.	Sod (Entire ROW Back Of Curb)	6,010	SY	\$2.40	\$ 14,424.00	6,010.00	14,424.00		0.00	6,010.00	14,424.00	0.00	0.00
2749.	Erosion Control Maintenance	1	LS	\$7,800.00	\$ 7,800.00	1.00	7,800.00		0.00	1.00	7,800.00	0.00	0.00
2749.	Seed & Mulch all lots	36,120	SY	\$0.30	\$ 10,836.00	36,120.00	10,836.00		0.00	36,120.00	10,836.00	0.00	0.00
2749.	Temporary Construction Entrance	1	EA	\$5,225.00	\$ 5,225.00	1.00	5,225.00		0.00	1.00	5,225.00	0.00	0.00
	Total Erosion Control				\$ 46,493.00		\$ 46,493.00		\$ -		\$ 46,493.00		\$ -
Roads and Paving Onsite													
Paving													
Light Duty Pavement													

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3279.	1.5" Asphalt, Type SP-9.5 (1 Lift)	10,830	SY	\$8.95	\$ 96,928.50	10,830.00	96,928.50		0.00	10,830.00	96,928.50	0.00	0.00
3279.	12" Stabilized Subgrade (LBR 40)	11,455	SY	\$2.60	\$ 29,783.00	11,455.00	29,783.00		0.00	11,455.00	29,783.00	0.00	0.00
3279.	4" Sidewalk (Unreinforced)*	20,155	SF	\$4.60	\$ 92,785.00	20,155.00	92,785.00		0.00	20,155.00	92,785.00	0.00	0.00
3279.	6" Crushed Concrete (LBR 150)	10,830	SY	\$12.08	\$ 130,788.75	10,830.00	130,788.75		0.00	10,830.00	130,788.75	0.00	0.00
3279.	Handicap Ramps with Truncated Domes	24	EA	\$1,309.58	\$ 31,430.00	24.00	31,430.00		0.00	24.00	31,430.00	0.00	0.00
3279.	Miami Curb*	235	LF	\$25.00	\$ 5,875.00	235.00	5,875.00		0.00	235.00	5,875.00	0.00	0.00
3279.	Ribbon Curb*	1,186	LF	\$11.00	\$ 13,046.00	1,186.00	13,046.00		0.00	1,186.00	13,046.00	0.00	0.00
3279.	Type "A" Curb *	3,390	LF	\$13.00	\$ 44,070.00	3,390.00	44,070.00		0.00	3,390.00	44,070.00	0.00	0.00
3279.	Type "F" Curb and Gutter*	4,690	LF	\$16.00	\$ 75,040.00	4,690.00	75,040.00		0.00	4,690.00	75,040.00	0.00	0.00
Stripping													
3279.	Striping, Signage, and RPM's	1	LS	\$15,500.00	\$ 15,500.00	1.00	15,500.00		0.00	1.00	15,500.00	0.00	0.00
Total Roads and Paving Onsite					\$ 535,246.25		535,246.25		0.00		535,246.25		0.00
Storm Drainage													
Pipe													
3001.	15" CLASS III RCP	722	LF	\$36.00	\$ 25,992.00	722.00	25,992.00		0.00	722.00	25,992.00	0.00	0.00
3001.	18" CLASS III RCP	388	LF	\$43.00	\$ 16,684.00	388.00	16,684.00		0.00	388.00	16,684.00	0.00	0.00
3001.	24" CLASS III RCP	1,166	LF	\$56.00	\$ 65,296.00	1,166.00	65,296.00		0.00	1,166.00	65,296.00	0.00	0.00
3001.	30" CLASS III RCP	366	LF	\$76.00	\$ 27,816.00	366.00	27,816.00		0.00	366.00	27,816.00	0.00	0.00
3001.	36" CLASS III RCP	378	LF	\$102.00	\$ 38,556.00	378.00	38,556.00		0.00	378.00	38,556.00	0.00	0.00
3001.	42" CLASS III RCP	659	LF	\$129.00	\$ 85,011.00	659.00	85,011.00		0.00	659.00	85,011.00	0.00	0.00
3001.	DEWATERING	3,679	LF	\$3.00	\$ 11,037.00	3,679.00	11,037.00		0.00	3,679.00	11,037.00	0.00	0.00
Drainage Structures													
3001.	Connect to existing Storm Pipe	1	EA	\$2,030.00	\$ 2,030.00	1.00	2,030.00		0.00	1.00	2,030.00	0.00	0.00
3001.	Drainage Plug/Diver for Tie In	1	EA	\$4,725.00	\$ 4,725.00	1.00	4,725.00		0.00	1.00	4,725.00	0.00	0.00
3001.	FDOT Type "P-4" Curb inlet	1	EA	\$4,600.00	\$ 4,600.00	1.00	4,600.00		0.00	1.00	4,600.00	0.00	0.00
3001.	P1 Curb Inlet	1	EA	\$4,830.00	\$ 4,830.00	1.00	4,830.00		0.00	1.00	4,830.00	0.00	0.00
3001.	P3 Curb Inlet	13	EA	\$5,440.00	\$ 70,720.00	13.00	70,720.00		0.00	13.00	70,720.00	0.00	0.00
3001.	Test Storm Drainage Pipe	3,679	LF	\$7.50	\$ 27,592.50	3,679.00	27,592.50		0.00	3,679.00	27,592.50	0.00	0.00
3001.	Type "J" Manhole	4	EA	\$4,570.00	\$ 18,280.00	4.00	18,280.00		0.00	4.00	18,280.00	0.00	0.00
3001.	Type "C" Inlet	3	EA	\$1,955.00	\$ 5,865.00	3.00	5,865.00		0.00	3.00	5,865.00	0.00	0.00
Total Drainage					\$ 409,034.50		409,034.50		0.00		409,034.50		0.00
Water Distribution													
2851.	12" PVC Water Main	1,118	LF	\$43.50	\$ 48,633.00	1,118.00	48,633.00		0.00	1,118.00	48,633.00	0.00	0.00
2851.	8" Gate Valves	8	EA	\$1,950.00	\$ 15,600.00	8.00	15,600.00		0.00	8.00	15,600.00	0.00	0.00
2851.	8" PVC Water Main	2,825	LF	\$27.00	\$ 76,275.00	2,825.00	76,275.00		0.00	2,825.00	76,275.00	0.00	0.00
2851.	Connect to Existing Water Main w/Temp Jump	5	LS	\$3,311.00	\$ 16,555.00	5.00	16,555.00		0.00	5.00	16,555.00	0.00	0.00
2851.	Double Service Assembly	29	EA	\$1,265.00	\$ 36,685.00	29.00	36,685.00		0.00	29.00	36,685.00	0.00	0.00
2851.	Fire Hydrant Assembly (Includes Gate Valve and Test)	6	EA	\$5,080.00	\$ 30,480.00	6.00	30,480.00		0.00	6.00	30,480.00	0.00	0.00
2851.	Miscellaneous Fittings	1	LS	\$8,510.00	\$ 8,510.00	1.00	8,510.00		0.00	1.00	8,510.00	0.00	0.00
2851.	Single Service Assembly	3	EA	\$885.00	\$ 2,655.00	3.00	2,655.00		0.00	3.00	2,655.00	0.00	0.00
2851.	Temporary Blow-Off Assembly (Hydro-Guard)	1	EA	\$1,230.00	\$ 1,230.00	1.00	1,230.00		0.00	1.00	1,230.00	0.00	0.00
2851.	Water Main Testing	3,943	LF	\$2.80	\$ 11,040.40	3,943.00	11,040.40		0.00	3,943.00	11,040.40	0.00	0.00
Total Water					\$ 247,663.40		247,663.40		0.00		247,663.40		0.00
Reclaim Water Irrigation													
3735.	2" REUSE SERVICE	3	EA	\$1,410.00	\$ 4,230.00	6.00	8,460.00		0.00	6.00	8,460.00	0.00	0.00
3735.	4" Gate Valves	6	EA	\$1,112.00	\$ 6,672.00	6.00	6,672.00		0.00	6.00	6,672.00	0.00	0.00
3735.	4" PVC Reuse Water Main	2,720	LF	\$17.00	\$ 46,240.00	2,720.00	46,240.00		0.00	2,720.00	46,240.00	0.00	0.00
3735.	8" PVC Reuse Water Main	1,105	LF	\$26.00	\$ 28,730.00	1,105.00	28,730.00		0.00	1,105.00	28,730.00	0.00	0.00
3735.	Connect to Existing Reuse Water Main	6	EA	\$1,540.00	\$ 9,240.00	6.00	9,240.00		0.00	6.00	9,240.00	0.00	0.00
3735.	Miscellaneous Fittings	1	LS	\$9,920.00	\$ 9,920.00	1.00	9,920.00		0.00	1.00	9,920.00	0.00	0.00
3735.	Reuse Testing	3,825	LF	\$1.50	\$ 5,737.50	3,825.00	5,737.50		0.00	3,825.00	5,737.50	0.00	0.00
3735.	Temporary Blow-Off Assembly	1	EA	\$1,180.00	\$ 1,180.00	1.00	1,180.00		0.00	1.00	1,180.00	0.00	0.00
Total Reclaim					\$ 116,179.50		116,179.50		0.00		116,179.50		0.00
Sanitary Sewer													
2751.	8" PVC Pipe (0-6' cut)	558	LF	\$23.50	\$ 13,113.00	558.00	13,113.00		0.00	558.00	13,113.00	0.00	0.00
2751.	8" PVC Pipe (6'-8' cut)	1,607	LF	\$24.00	\$ 38,568.00	1,607.00	38,568.00		0.00	1,607.00	38,568.00	0.00	0.00
2751.	8" PVC Pipe (8'-10' cut)	222	LF	\$26.00	\$ 5,772.00	222.00	5,772.00		0.00	222.00	5,772.00	0.00	0.00
2751.	Core & Connect to Existing Manhole	1	EA	\$3,315.00	\$ 3,315.00	1.00	3,315.00		0.00	1.00	3,315.00	0.00	0.00

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
2751.	Dewatering	2,387	LF	\$3.60	\$ 8,593.20	2,387.00	8,593.20	0.00	0.00	2,387.00	8,593.20	0.00	0.00
2751.	Manhole (0-6' cut)	3	EA	\$4,175.00	\$ 12,525.00	3.00	12,525.00	0.00	0.00	3.00	12,525.00	0.00	0.00
2751.	Manhole (6'-8' cut)	6	EA	\$4,920.00	\$ 29,520.00	6.00	29,520.00	0.00	0.00	6.00	29,520.00	0.00	0.00
2751.	Manhole (8'-10' cut)	2	EA	\$5,860.00	\$ 11,720.00	2.00	11,720.00	0.00	0.00	2.00	11,720.00	0.00	0.00
2751.	Sanitary line testing	2,387	LF	\$5.50	\$ 13,128.50	2,387.00	13,128.50	0.00	0.00	2,387.00	13,128.50	0.00	0.00
2751.	Single Service Assembly (Including Fittings)	61	EA	\$615.00	\$ 37,515.00	61.00	37,515.00	0.00	0.00	61.00	37,515.00	0.00	0.00
	Total Sanitary Sewer				\$ 173,769.70		173,769.70	0.00			173,769.70		0.00
	Surveying												
2120.	Certified as-built drawings	1	LS	\$4,160.00	\$ 4,160.00	1.00	4,160.00	0.00	0.00	1.00	4,160.00	0.00	0.00
2120.	Construction staking/layout	1	LS	\$15,177.00	\$ 15,177.00	1.00	15,177.00	0.00	0.00	1.00	15,177.00	0.00	0.00
	Total Surveying Services				\$ 19,337.00		19,337.00	0.00			19,337.00		0.00
	Change Order 1												
	Common Trench	1	LS	\$46,690.00	\$ 46,690.00	1.00	46,690.00	0.00	0.00	1.00	46,690.00	0.00	0.00
	Total Change Order 1				\$ 46,690.00		46,690.00	0.00			46,690.00		0.00
	Change Order 2												
	Generic Sanitary Sewer	1	LS	\$2,697.90	\$ 2,697.90	1.00	2,697.90	0.00	0.00	1.00	2,697.90	0.00	0.00
	Total Change Order 2				\$ 2,697.90		2,697.90	0.00			2,697.90		0.00
	Change Order 3												
	Grading	1	LS	\$26,105.00	\$ 26,105.00	1.00	26,105.00	0.00	0.00	1.00	26,105.00	0.00	0.00
	Total Change Order 3				\$ 26,105.00		26,105.00	0.00			26,105.00		0.00
	SUBTOTAL				1,796,473.50		1,796,473.50	0.00			1,796,473.50		0.00
	CONTRACT TOTAL				1,796,473.50		1,796,473.50	0.00			1,796,473.50		0.00

22102

Contract # 54966010

FINAL RELEASE OF CLAIMS

KNOWN ALL MEN BY THESE PRESENTS:

For value received, and in order to induce payment, the undersigned hereby releases all liens, claims, indebtedness, and rights to claim against any person, bond, and/or property for all labor, services and materials furnished by or under the undersigned for the benefit of the property described as:

Tohoqua Ph. 6

The undersigned further swears, affirms, and represents that it has been paid in full, and that payment in full for all labor, materials, and services used in improvements of said property have been made, except for the following: (list any unpaid persons and amounts unpaid - if blank, then none)

None

The undersigned further agrees that it will not perform any further work on the project, through itself or through persons working under the undersigned, save and except corrective and warranty work for which payment has been made, and will indemnify Lennar Homes LLC and/or Lennar Land Partners for any sums claimed to be due or owing on this project by the undersigned, or any persons working under the undersigned. The undersigned will cause to be released or bonded any liens filed hereafter, including any lien filed by the undersigned, and will indemnify Lennar Homes, LLC, and Lennar Land Partners from any such liens.

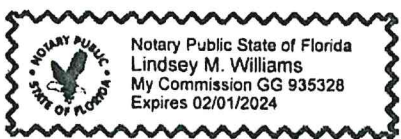
The undersigned makes this sworn statement based on personal knowledge, and with the understanding that Lennar Homes LLC, and Lennar Land Partners are relying on this representation in order to make final payment for this project.

Signed, sealed, and delivered this 31st day of August, 2022

JMHC, Inc
Company Name
Samuel Metz
Signature
Samuel Metz
Print Name
C.O.O.
Title

STATE OF FL)
COUNTY OF Orange)

Sworn to and subscribed before me this 31st day of Aug 2022 by Samuel Metz, as COO of JMHC, Inc., on behalf of the company, who is personally known to me or who produced _____ as identification, and did take an oath.



Lindsey M. Williams
Notary Signature
Lindsey M. Williams
Printed Name

22102

Contract # 54966010

CONTRACTOR'S FINAL AFFIDAVIT

STATE OF FLORIDA)

SS: COUNTY OF Orange)

Before me, the undersigned authority, personally appeared Samuel Metz, who, after first being duly sworn, deposes and says of his or her personal knowledge the following:

1. He is the C.O.O. of JMHC, Inc. which does business in the State of Florida ("Contractor").
2. Contractor, pursuant to a contract dated March 9, 2021, with Lennar Homes LLC ("Owner"), has furnished or caused to be furnished, labor, materials, and services for the construction of certain improvements as more particularly set forth in said contract.
3. This affidavit is executed by the Contractor in accordance with Section 713.06(3) (d) of the Florida Statutes for the purpose of obtaining final payment from the Owner in the amount of \$ 2,515.11.
4. All work to be performed under the contract has been fully completed, and all lienors under the direct contract have been paid in full, except the following listed lienors:

NAME OF LIENOR	AMOUNT DUE
<u>N/A</u>	

Signed, sealed, and delivered this 31st day of August, 2022.

JMHC, Inc.
 Company Name
Samuel Metz
 Signature
Samuel Metz
 Print Name
C.O.O.
 Title

STATE OF FL)
COUNTY OF Orange)

Sworn to and subscribed before me this 31st day of Aug, 2022 by Samuel Metz as C.O.O. of JMHC, Inc., on behalf of the company, who is personally known to me or who produced _____ as identification, and did take an oath.

Notary Signature Lindsey M. Williams
 Printed Name Lindsey M. Williams

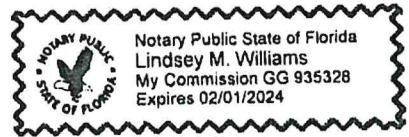


EXHIBIT E

CONTRACTOR'S SWORN STATEMENT

STATE OF FLORIDA
COUNTY OF Orange

Before me, the undersigned authority, personally appeared Samuel Metz, who first being duly sworn on oath, deposes and says of his personal knowledge that:

He is the duly authorized representative of JMHC, Inc. (the "**Contractor**") and is furnishing the following information in compliance with the Contractor's contract (the "**Contract**") with Lennar Homes, LLC dated as of April 14, 2021. All capitalized terms utilized but not defined herein shall have the meaning ascribed to them in the Contract.

1. The following are all of the Subcontractors with whom the Contractor has entered into subcontracts and the amount of each such subcontract:

- Leiffer Excavating \$52,650.00

- Core & Main \$195,597.89

- Mid Coast Aggregates \$1,639.70

- All - Rite Fence: \$10.00

2. The following are the amounts requested for any Subcontractor covered by the Contractor's current Application for Payment dated January 31, 2022 and the amount to be paid to such Subcontractor, if different:

- Leiffer Excavating \$10.00

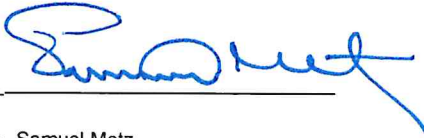
- Core & Main \$10.00

- Mid Coast Aggregates \$10.00

- All - Rite Fence: \$10.00

Dated this 2nd day of March, 2022

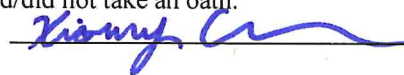
CONTRACTOR: JMHC, Inc.

By: 

Name: Samuel Metz

Its: C.O.O

Sworn to (or affirmed) and subscribed by me this 2nd day of March, 2022, by Samuel Metz, as the duly authorized representative of JMHC, Inc., who is personally known to me or produced _____ as identification, and did/did not take an oath.



Notary Public

My Commission Expires:

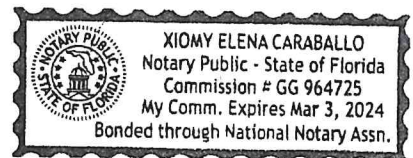


EXHIBIT "D"
RELEASE OF CLAIMS

KNOWN ALL MEN BY THESE PRESENTS:

For value received, and in order to induce payment of \$ 179,647.36, the undersigned hereby releases all liens, claims against bond, equitable claims, demand for payment, indebtedness, and rights to claim against the real property, Lennar Homes LLC, Lennar Land Partners, its subsidiaries, affiliates, and surety (if there is one), for all labor, services and materials furnished by or through the undersigned, through the date 1/31/22, for the benefit of the property described as: Tohoqua Ph. 6

The undersigned further swears, affirms, and represents that it has been paid for all labor, materials, and services used in improvements of said property through the date 1/31/22, except for the following:

(List any unpaid persons and amounts unpaid – if blank, then put none).

None

The undersigned makes this sworn statement based on personal knowledge, and with the understanding that Lennar Homes LLC, and Lennar Land Partners, and its surety (if any), are relying on this representation in order to make payment to or for the benefit of the undersigned, for the work performed and/or materials furnished at the stated project.

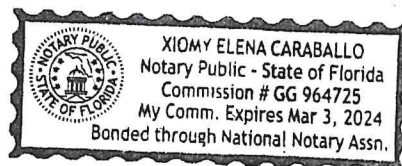
Signed, sealed, and delivered this 2nd day of March, 2022.

JMHC, Inc.
Company Name
Samuel Metz
Signature
Samuel Metz
Print Name
C.O.O
Title

STATE OF Florida)
COUNTY OF Orange)

Sworn to and subscribed before me this 2nd day of March, 2022 by Samuel Metz, as C.O.O of JMHC, Inc., on behalf of the company, who is personally known to me or who produced _____ as identification, and did take an oath.

Xiommy Caraballo
Notary Signature
Xiommy Caraballo
Printed Name



Lisa Fountain

From: no-reply@dep.state.fl.us
Sent: Wednesday, September 29, 2021 2:34 PM
To: Lisa Fountain
Cc: DEP_CD@dep.state.fl.us; Javed.Mayet@FloridaDEP.gov; rob.bonin@lennar.com; cameron.crandell@stcloud.org; Eric Warren
Subject: DEP PW Clearance Issued (0076597-509-DSGP - TOHOQUA PHASE 6)



**FLORIDA DEPARTMENT OF
Environmental Protection**

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**PW Clearance Electronic Submission
Potable Water TOTAL Clearance**

09/29/2021

Dear Lisa Fountain,

Clearance Type: TOTAL
Construction Permit Number: 0076597-509-DSGP
Supplier PWS ID: 3491373
Project Name: TOHOQUA PHASE 6
Permittee: LENNAR
PWS Supplier: ST. CLOUD, CITY OF (3 WPS)
PWS Owner: ST. CLOUD, CITY OF (3 WPS)
Deviations (when applicable): N/A

This letter acknowledges receipt of the clearance request form and supporting information, dated 09/29/2021. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

Total Clearance-Approved

Enclosures:

All Supporting documentation provided by the applicant can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/3491373/facility!search>

This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this letter.

Attachments:

Community Public Drinking Water Systems

If you have any questions or comments regarding this TOTAL clearance, please contact Javed Mayet via e-mail at Javed.Mayet@FloridaDEP.gov for further information.

Sincerely,

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Stephen Saha

From: no-reply@dep.state.fl.us
Sent: Friday, November 12, 2021 10:26 AM
To: Lisa Fountain
Cc: DEP_CD@dep.state.fl.us
Subject: Wastewater Notification Received - Facility ID: FLA010962



**FLORIDA DEPARTMENT OF
Environmental Protection**

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

November 12, 2021

Lisa Fountain

ST CLOUD SOUTHSIDE WRF - FLA010962
5701 MICHIGAN AVENUE
ST CLOUD, FL

This is to acknowledge that your Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation was received on **November 12, 2021**.

The form and supporting information fulfills the requirements to request approval from DEP to place the domestic wastewater collection/transmission system into operation and that the project as described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

User-Entered Information: Tohoqua Phase 6 - Wastewater Clearance Submittal

Construction Permit Number: 0354122-012-DWC/CG
Project Name: Tohoqua Phase 6
Project Location: Osceola County
Permittee: Lennar Homes, LLC
Collection System Owner: City of St Cloud
Treatment Facility: ST CLOUD SOUTHSIDE WRF - FLA010962
Clearance Type: Total Clearance

Submitter Indicated Substantial Deviations?: Yes

Substantial Deviations (when applicable): The last sewer run from MH 109-112 to 109-113 was not needed and therefore omitted from construction. No other design routing adjustments were made, therefore the deviation is made by omission that will not affect the function of the remaining system.

Attachments:

File Description: WW Clearance App

File Name: Tohoqua Phase 6 WW Clearance App-executed.pdf

File Hash: 5f9488364f927b8703cb919b76e5597c3ed8b3894a066bfeb4662dad4163688f

Attachments:

File Description: Wastewater Exhibit

File Name: Tohoqua Phase 6 Sanitary Exhibit.pdf

File Hash: 1e308288f3da37647efde3fff9aa9fcbbf5b21d528a48175d930bbcbf84da2e1

Attachments:

File Description: FDEP WW Permit

File Name: Tohoqua Phase 6 GP_St Cloud Southside.pdf

File Hash: f32666ddc2645fd76c3e525cc6936f96aba3df7fca16e9a59676c936edf5562

All files related to your facility may be viewed at our Departmental Information Portal:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA010962/facility!search>

Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:

Central District

DEP_CD@dep.state.fl.us

Please contact this Office for any questions regarding your project.



Ph 6 Reclaim Water Pressure Test Reports

CITY OF ST. CLOUD / CIVIL ENGINEERING / 1300 9th STREET / ST. CLOUD, FL 34769
 (407) 957-7344 / FAX (407) 892-3372



Reuse WATER MAIN HYDROSTATIC TEST

Date: 7/30/2022

Project Name/No.: Tohoqua Phase 6 / SUB20-00012 Address: Cross Prairie Parkway
 Test By: Jose City Representative: Joshua McDaniel
 Contractor: JMHC Inc Foreman: Jose

Station to Station	No. of Joints in Pipe Tested	Nominal Pipe Diameter Inches (d)	Square Root of Test Pressure	Allowable Leakage (L) in Gal./H* <small>$L = N \times D \times \sqrt{P}$ 7400</small>	Chlorine Residual
	(N)	(D)	(\sqrt{P})		
10+75 to 23+25	75	4	12.25	.50/1HR	N/A
22+75 to 34+50	82	4	12.25	.54/1HR	
7+00 to 9+50	25	4	12.25	.16/1HR	

**As required by Article VII, Section 9.4.3, of the City of St. Cloud Land Development Code. (As per Section 13, AWWA C600 Standard for installation of PVC Potable Water Mains and their appurtenances.)*

Test Began At:	8:00am	Pressure on Gauge	150
First Hour Gallon Used:	0	Pressure on Gauge	150
Second Hour Gallon Used:	0	Pressure on Gauge	150

Results: **Passed** X **Failed** _____

Remarks: Allowable leakage in 2 hours is 2.4

copy: Engineer of Record
 Contractor
 Project File
 Owner

City Representative's Signature/Title



 Joshua McDaniel, Construction Inspector



Reuse WATER MAIN HYDROSTATIC TEST

Date: 7/30/2021

Project Name/No.: Tohoqua Phase 6 / SUB12-00012 Address: Cross Prairie Parkway
 Test By: Jose City Representative: Joshua McDaniel
 Contractor: JMHC Inc Foreman: Jose

Station to Station	No. of Joints in Pipe Tested	Nominal Pipe Diameter Inches (d)	Square Root of Test Pressure	Allowable Leakage (L) in Gal./H* $L = N \times D \times \frac{\sqrt{P}}{7400}$	Chlorine Residual
	(N)	(D)	(\sqrt{P})		
10+75 to 21+75	59	8	12.25	.78/1HR	N/A

**As required by Article VII, Section 9.4.3, of the City of St. Cloud Land Development Code. (As per Section 13, AWWA C600 Standard for installation of PVC Potable Water Mains and their appurtenances.)*

Test Began At: 8:00am Pressure on Gauge 150
 First Hour Gallon Used: 0 Pressure on Gauge 150
 Second Hour Gallon Used: 0 Pressure on Gauge 150

Results: Passed X Failed _____

Remarks: Allowable leakage in 2 hours is 1.56

copy: Engineer of Record
 Contractor
 Project File
 Owner


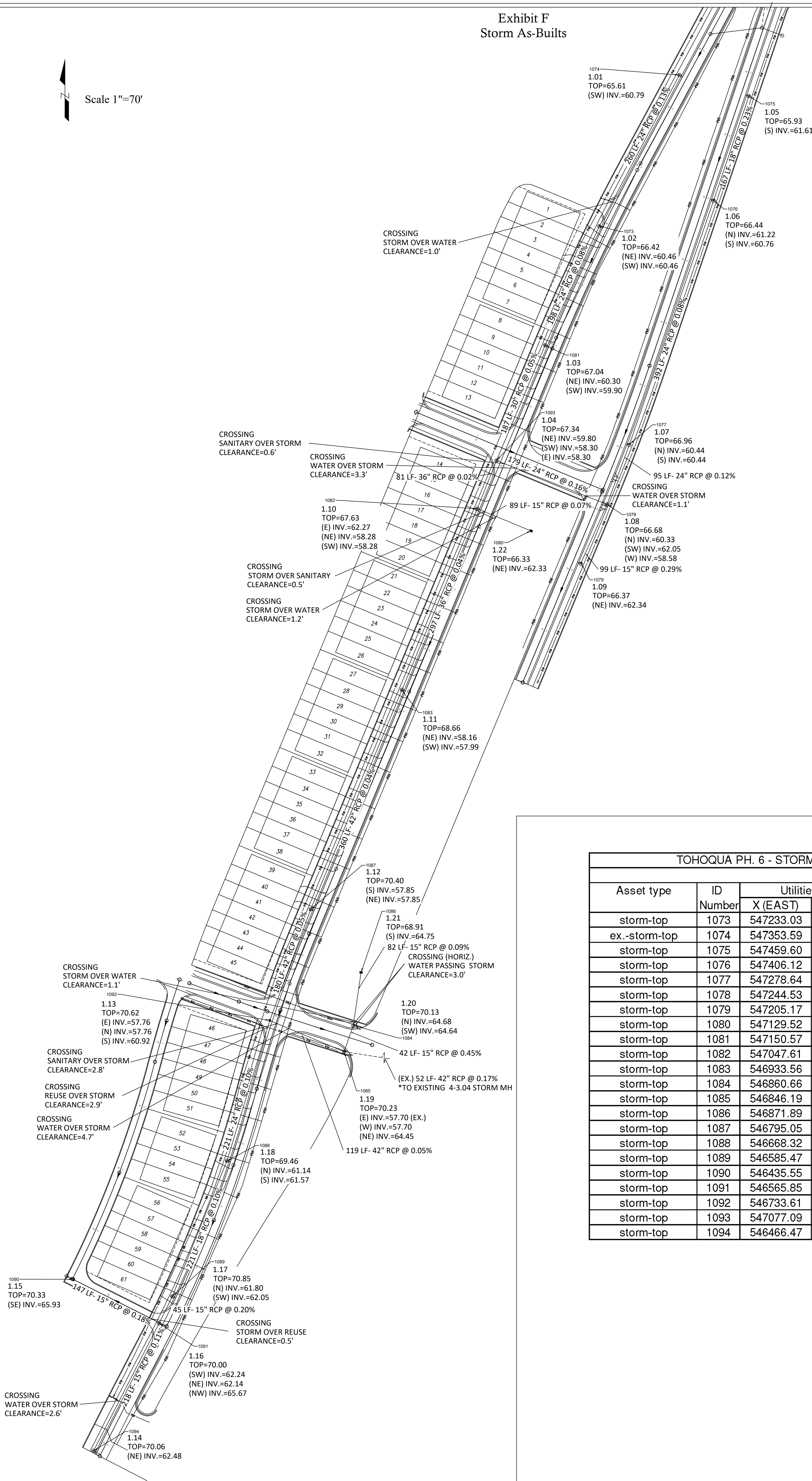
City Representative's Signature/Title

 Joshua McDaniel, Construction Inspector

Exhibit F
Storm As-Builts

Scale 1"=70'



TOHOQUA PH. 6 - STORM ASBUILT				
Asset type	ID Number	Utilities asset co-ordinates		
		X (EAST)	Y (NORTH)	Elevation
storm-top	1073	547233.03	1425529.65	66.42
ex.-storm-top	1074	547353.59	1425758.13	65.61
storm-top	1075	547459.60	1425726.31	65.93
storm-top	1076	547406.12	1425568.58	66.44
storm-top	1077	547278.64	1425199.14	66.96
storm-top	1078	547244.53	1425107.82	66.68
storm-top	1079	547205.17	1425018.53	66.37
storm-top	1080	547129.52	1425068.20	66.33
storm-top	1081	547150.57	1425348.81	67.04
storm-top	1082	547047.61	1425101.33	67.63
storm-top	1083	546933.56	1424826.75	68.66
storm-top	1084	546860.66	1424318.79	70.13
storm-top	1085	546846.19	1424278.90	70.23
storm-top	1086	546871.89	1424399.08	68.91
storm-top	1087	546795.05	1424494.09	70.40
storm-top	1088	546668.32	1424113.27	69.46
storm-top	1089	546585.47	1423908.25	70.85
storm-top	1090	546435.55	1423934.37	70.33
storm-top	1091	546565.85	1423867.63	70.00
storm-top	1092	546733.61	1424326.24	70.62
storm-top	1093	547077.09	1425174.29	67.34
storm-top	1094	546466.47	1423674.32	70.06

BILL OF SALE ABSOLUTE AND AGREEMENT

Tohoqua Community Development District – Utility Conveyance (Phase 6)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this 1st day of January, 2023, is given to the **CITY OF ST. CLOUD, FLORIDA**, a municipality of the State of Florida, having an address at 1300 9th Street, St. Cloud, Florida 34769 (hereinafter referred to as the “**City**”), by the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter referred to as the “**District**”).

RECITALS

WHEREAS, the District owns certain infrastructure improvements, as more fully described in the attached **Exhibit “A”** (collectively, the “**Improvements**”); and

WHEREAS, both the City and the District find it to be in the best interest of both parties for the District to transfer the Improvements to the City to own, operate and maintain the Improvements; and

WHEREAS, the District desires to convey the Improvements to the City for perpetual ownership, operation and maintenance, and the City desires to accept the Improvements for perpetual ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the District, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the City, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the City, its executors, administrators and assigns, and the City hereby accepts, all of the District’s right, title and interest in and to the Improvements, to have and to hold the same unto the City, its executors, administrators and assigns forever, together with all of the District’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the District from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto City, its successors and assigns, to and for its or their use, forever.

1. The District represents and warrants to the City that the District has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

2. The above recitals are true and correct and are incorporated herein by reference.

3. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

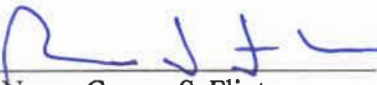
**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Tohoqua Community Development District – Utility Conveyance (Phase 6)**

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale Absolute and Agreement as of the date first above written.


DISTRICT:

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**



Print Name: George S. Flint
Title: Secretary

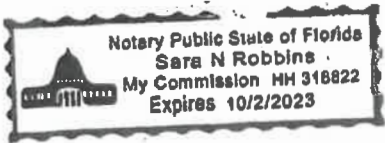



By: Name: Andre Vidrine
Title: Chairman

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 6th day of December, 2022, by Andre Vidrine, as Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George S. Flint, as Secretary of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is personally known to me or [] have produced _____ as identification.





Notary Public, State of Florida
Print Name: Sara N. Robbins
My Commission Expires: 10/2/2023
My Commission No.: HH 318822

(NOTARY SEAL)

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Stormwater Management System*

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

*The Stormwater Management System is located on the public right of way described in the above referenced plat.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

BILL OF SALE ABSOLUTE AND AGREEMENT

Tohoqua Community Development District - Utility Conveyance (Phase 6)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this 1st day of January, 2023, by and between **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the Developer to transfer the Improvements to the District, to be subsequently transferred to the City of St. Cloud, Florida, a municipality of the State of Florida; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such subsequent transfer for operation and maintenance, and the District desires to accept such transfer, to subsequently transfer to the City of St. Cloud, Florida for ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.
2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use,

forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited liability company



Witness

By: 

Josmin Martinez

Printed Name

Print: Mark McDonald

Title: Vice President



Witness

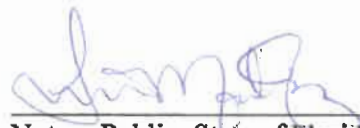
Brent Kowky

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of December, 2022, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is personally known to me or has produced _____ as identification.





Notary Public; State of Florida
Print Name: Josmin Martinez
My Commission Expires: 09/06/2026
My Commission No.: HH 309086

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Tohoqua Community Development District – Utility Conveyance (Phase 6)

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: [Signature]
Secretary/Asst. Secretary

By: [Signature]
Print: Andre Vidrine
Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of December, 2022, by Andre Vidrine, as Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is personally known to me or has produced _____ as identification.



Sara N. Robbins
Notary Public; State of Florida
Print Name: Sara N. Robbins
My Commission Expires: 10/2/2023
My Commission No.: HH 318822



EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Stormwater Management System*

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

*The Stormwater Management System is located on the public right of way described in the above referenced plat.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

TOHOQUA - PHASE 6

SHEET 1 OF 5

PLAT BOOK 31 PAGE 67

A PARTIAL REPLAT OF BLOCK 31
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1
PLAT BOOK B, PAGES 65 AND 66

A PARTIAL REPLAT OF BLOCKS 30, 39, 46, 55, 62 AND 71
TOLIGA MANOR - UNIT B
PLAT BOOK 1, PAGE 139

A PARTIAL REPLAT OF BLOCKS 31, 38, 47, 54, 63 AND 70
TOLIGA MANOR - UNIT C
PLAT BOOK 1, PAGE 193

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST
OSCEOLA COUNTY, FLORIDA
CITY OF ST. CLOUD

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST LINE OF TOHOQUA - PHASE 1B AS N22°34'18"E.
- ALL LOT LINES THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS DESIGNATED NON-RADIAL (NR).
- THERE ARE 15.00 FOOT UTILITY EASEMENTS ALONG ALL TRACTS ADJACENT TO RIGHT OF WAY. THERE ARE 10.00 FOOT UTILITY EASEMENTS ALONG ALL LOTS ADJACENT TO RIGHT OF WAY. THERE ARE 7.50 FOOT DRAINAGE AND UTILITY EASEMENTS ALONG ALL ALLEYS. THERE ARE 5.00 FOOT DRAINAGE AND ACCESS EASEMENTS AS DEPICTED HEREON. THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION PERFORM MAINTENANCE WITHIN THESE EASEMENTS.
- TRACTS OS-1, OS-2 AND OS-3 SHOWN HEREON ARE OPEN SPACE AREAS AND SHALL BE OWNED AND MAINTAINED BY THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND TRANSFERRED BY SEPARATE INSTRUMENT.
- ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE KISSIMMEE UTILITY AUTHORITY.
- PER F.S.S. 177.091(28), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL SIDEWALKS AND LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAYS AND COMMON AREAS IN THIS DEVELOPMENT AS REQUIRED BY THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE SHALL BE MAINTAINED BY THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE CITY OF ST. CLOUD SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR THE DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF CITY OF ST. CLOUD FOR SAID PURPOSE.
- DRAINAGE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES OR LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAT GRANTS TO KISSIMMEE UTILITY AUTHORITY A NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH THOSE UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES OF ACCESS TO AND THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, REPLACEMENT AND REPAIR OF UTILITY ELECTRICAL LINES, OVER UTILITY EASEMENTS AS FOLLOWS: BEING 10 FEET ADJACENT TO ALL ROADWAY FRONTAGE AND 5 FEET WIDE EACH SIDE OF ALL SIDE LOT LINES FROM THE FRONT OF LOT TO THE MIDPOINT OF THE SIDE LOT LINES.
- THIS PLAT IS SUBJECT TO A WATER AND WASTEWATER SERVICE, ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5258, PAGE 738 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS AGREEMENTS PER OFFICIAL RECORDS BOOK 5676, PAGE 2824 AND OFFICIAL RECORDS BOOK 5908, PAGE 699 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LEGAL DESCRIPTION

A portion of Lots 5, 6 and 7, Block 31, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida;

TOGETHER WITH:

A portion of Lots 1, 2, 35 and 36, Block 30; Lots 1 and 36 and a portion of Lots 2, 3, 34 and 35, Block 39; Lots 1, 2, 34, 35 and 36 and a portion of Lots 3, 4 and 33, Block 46; Lots 1, 2, 3, 34, 35 and 36 and a portion of Lots 4, 32 and 33, Block 55; Lots 1, 2, 3, 34, 35 and 36 and a portion of Lots 4, 5 and 33, Block 62; Lots 1, 2, 3, 4, 33, 34, 35 and 36 and a portion of Lots 5 and 32, Block 71; along with portions of the platted unimproved Right of Ways per TOLIGA MANOR - UNIT B, as recorded in Plat Book 1, Page 139 of the Public Records of Osceola County, Florida;

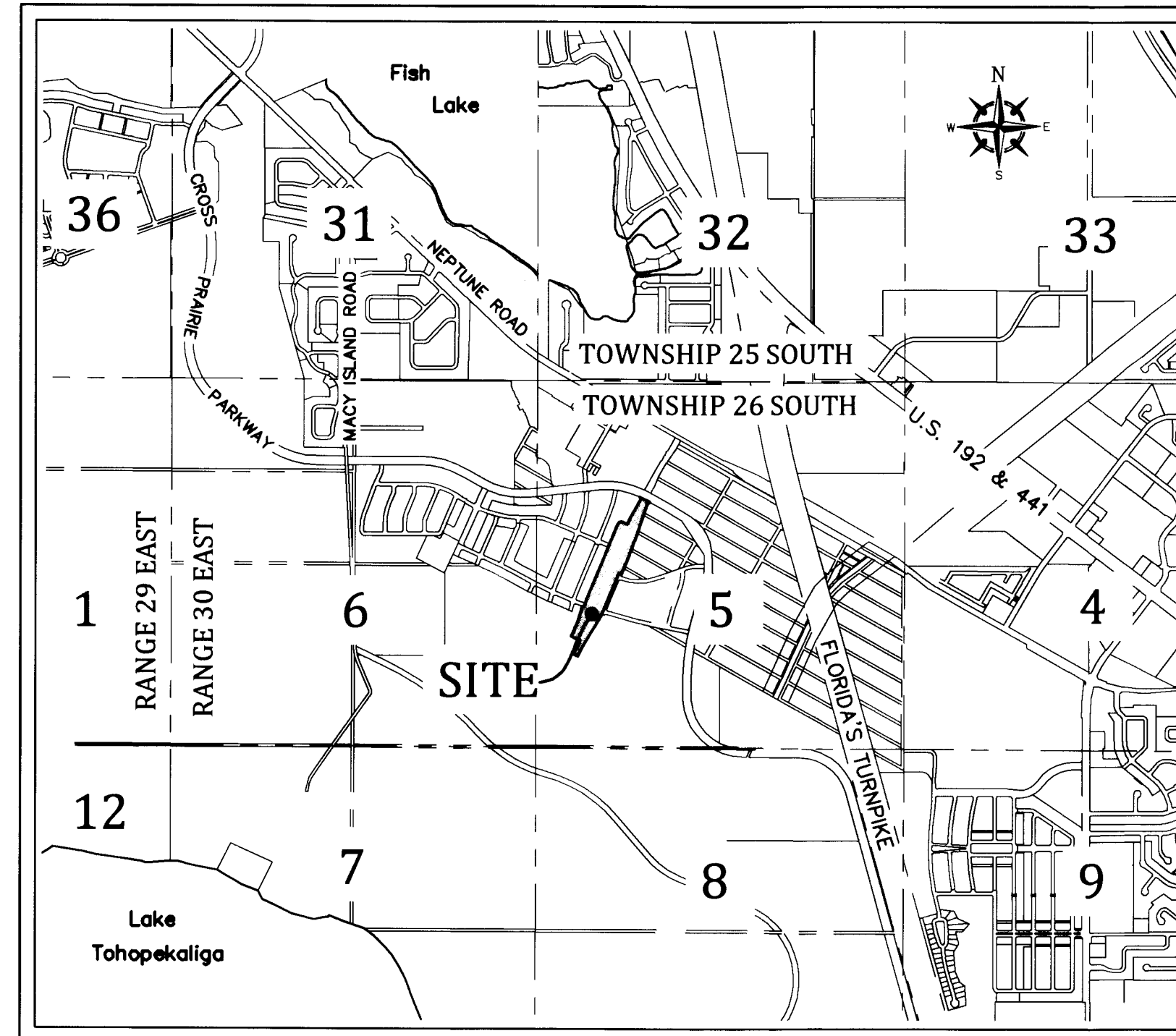
TOGETHER WITH:

A portion of Lots 18 and 19, Block 31; A portion of Lots 18 and 19, Block 38; Lots 17, 18, 19 and 20 and a portion of Lots 16 and 21, Block 47; Lots 18 and 19 and a portion of Lots 16, 17 and 20, Block 54; Lot 18 and a portion of Lots 17, 19 and 20, Block 63; A portion of Lots 18 and 19, Block 70; along with portions of the platted unimproved Right of Ways per TOLIGA MANOR - UNIT C, as recorded in Plat Book 1, Page 193 of the Public Records of Osceola County, Florida;

All of the above lying within Section 5, Township 26 South, Range 30 East, being more particularly described as follows:

BEGIN at the Southeast corner of BLOWING BREEZE AVENUE as shown of the plat of TOHOQUA - PHASE 1B, as recorded in Plat Book 27, Pages 70 through 74 of the Public Records of Osceola County, Florida; thence along the East line of said TOHOQUA - PHASE 1B and the East line of TOHOQUA - PHASE 1, as recorded in Plat Book 26, Pages 173 through 181 of the Public Records of Osceola County, Florida, the following eleven (11) courses: run N22°20'00"E, a distance of 54.00 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 7,173.00 feet and a Central Angle of 0°03'07"; thence run Westerly along the arc of said curve, a distance of 6.52 feet (Chord Bearing = N69°38'26"W, Chord = 6.52 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 1,980.00 feet and a Central Angle of 0°31'41"; thence run Northerly along the arc of said curve, a distance of 112.13 feet (Chord Bearing = N20°56'58"E, Chord = 112.12 feet) to the Point of Tangency; thence run N22°34'18"E, a distance of 1,095.34 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 440.00 feet and a Central Angle of 0°54'16"; thence run Northeasterly along the arc of said curve, a distance of 44.06 feet (Chord Bearing = N25°26'26"E, Chord = 44.04 feet) to the Point of Tangency; thence run N28°18'34"E, a distance of 15.21 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 84°10'44"; thence run Easterly along the arc of said curve, a distance of 36.73 feet (Chord Bearing = N70°23'57"E, Chord = 33.51 feet) to the Point of Tangency; thence run S67°30'41"E, a distance of 99.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 3,020.00 feet and a Central Angle of 01°36'58"; thence run Northeasterly along the arc of said curve, a distance of 85.18 feet (Chord Bearing = N27°30'06"E, Chord = 85.17 feet) to the Point of Tangency; thence run N28°18'34"E, a distance of 320.47 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of 92°31'12"; thence run Northerly along the arc of said curve, a distance of 40.37 feet (Chord Bearing = N17°57'01"W, Chord = 36.12 feet) to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 1,090.00 feet and a Central Angle of 01°29'31"; thence run Southeasterly along the arc of said curve, a distance of 28.38 feet (Chord Bearing = S63°27'52"E, Chord = 28.38 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 6,940.00 feet and a Central Angle of 01°08'13"; thence run Southeasterly along the arc of said curve, a distance of 137.72 feet (Chord Bearing = S62°09'00"E, Chord = 137.72 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 25.00 feet and a Central Angle of 99°44'50"; thence run Westerly along the arc of said curve, a distance of 43.52 feet (Chord Bearing = S68°32'42"W, Chord = 38.23 feet) to the Point of Tangency; thence run S18°40'17"W, a distance of 574.40 feet to the Point of Curvature of a curve concave to the West, having a Radius of 3,020.00 feet and a Central Angle of 03°54'01"; thence run Southerly along the arc of said curve, a distance of 205.59 feet (Chord Bearing = S20°37'18"W, Chord = 205.55 feet) to the Point of Tangency; thence run S22°34'18"W, a distance of 312.83 feet to a point on the North line of TOHOQUA - PHASE 4A, as recorded in Plat Book 30, Pages 124 through 129 of the Public Records of Osceola County, Florida; thence along the North and West boundary of said TOHOQUA - PHASE 4A the following three (3) courses: run N67°25'42"W, a distance of 38.00 feet; thence run S22°34'18"W, a distance of 605.51 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 1,222.00 feet and a Central Angle of 01°38'36"; thence run Southwesterly along the arc of said curve, a distance of 35.05 feet (Chord Bearing = S23°23'36"W, Chord = 35.05 feet) to the Southwest corner of said TOHOQUA - PHASE 4A; thence continue Southwesterly along said curve through a central angle of 08°41'35", a distance of 185.41 feet to a Point of Reverse Curve, concave to the Southeast, having a Radius of 5,272.00 feet and a Central Angle of 05°33'35"; thence run Southwesterly along the arc of said curve, a distance of 511.58 feet (Chord Bearing = S30°07'42"W, Chord = 511.38 feet); thence run N62°37'46"W, a distance of 72.07 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 9,039.75 feet and a Central Angle of 01°11'38"; thence run Northeasterly along the arc of said curve, a distance of 188.36 feet (Chord Bearing = N27°12'43"E, Chord = 188.36 feet) to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 2,041.80 feet and a Central Angle of 00°37'58"; thence run Northeasterly along the arc of said curve, a distance of 22.55 feet (Chord Bearing = N27°26'02"E, Chord = 22.55 feet); thence run N63°19'22"W, a distance of 140.00 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 1,677.00 feet and a Central Angle of 12°19'07"; thence run Northerly along the arc of said curve, a distance of 360.56 feet (Chord Bearing = N20°58'26"E, Chord = 359.86 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 2,000.00 feet and a Central Angle of 02°58'34"; thence run Northerly along the arc of said curve, a distance of 103.88 feet (Chord Bearing = N16°18'09"E, Chord = 103.87 feet) to a point on a Non-Tangent curve, concave to the North, having a Radius of 7,227.00 feet and a Central Angle of 00°11'49"; thence run Easterly along the arc of said curve, a distance of 24.85 feet (Chord Bearing = S69°34'08"E, Chord = 24.85 feet) to the POINT OF BEGINNING.

Containing 13.99 acres, more or less.



VICINITY MAP

1" = 2000'

SHEET INDEX	
SHEET 1	DEDICATION, LEGAL DESCRIPTION, NOTES
SHEET 2	OVERALL DETAIL AND KEY MAP
SHEETS 3-5	LOT AND TRACT DETAILS

LEGEND

P.B. PLAT BOOK	(C) CALCULATED	U.E. UTILITY EASEMENT	O.R.B. OFFICIAL RECORDS BOOK
D.B. DEED BOOK	(P) PLAT	= MORE OR LESS	D.U.E. DRAINAGE AND UTILITY EASEMENT
BK. BOOK	(D) DESCRIBED	L.B. LICENSED BUSINESS	ID IDENTIFICATION
PG. PAGE	(M) MEASURED	L.S. LICENSED SURVEYOR	R/W RIGHT OF WAY
SECT. SECTION	CB CHORD BEARING	CONC. CONCRETE	MON. MONUMENT
TWP. TOWNSHIP	CD CHORD	P.I. POINT OF INTERSECTION	FND. FOUND.
RNG. RANGE	(NR) NON RADIAL	P.T. POINT OF TANGENCY	C. CENTERLINE
COR. CORNER	" DEGREES	P.C. POINT OF CURVE	NT NON-TANGENT
AC. ACRES	" MINUTES	P.C.C. POINT OF COMPOUND CURVATURE	D.A.E. DRAINAGE AND ACCESS EASEMENT
TYP. TRICAL	" SECONDS	P.R.C. POINT OF REVERSE CURVATURE	
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER			
P.C.P. PERMANENT CONTROL POINT			
PRM PERMANENT REFERENCE MONUMENT			

○ DENOTES SET 1/2" IRON ROD W/CAP "PRM LB. 966"
 ○ DENOTES SET 1/2" IRON ROD W/CAP "LB. 966"
 ○ DENOTES NAIL AND DISK SET "LB. 966 P.C.P."
 ○ DENOTES FOUND 4"x4" CONCRETE MONUMENT "PRM LB. 7194"

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

DEDICATION TOHOQUA PHASE 6

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the Streets, Alley and Easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned MARK McDONALD hereunto set his hand and seal on 9/13/2021

WITNESSES:
 Sign: *[Signature]* LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 Print: *[Signature]* By: *[Signature]*
 Sign: *[Signature]* MARK McDONALD AUTHORIZED AGENT
 Print: *[Signature]*

STATE OF FLORIDA COUNTY OF OSCEOLA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 13TH DAY OF September 2021, BY MARK McDONALD, AS AUTHORIZED AGENT, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.
 Signature: *[Signature]*
 SIGNATURE OF PERSON AUTHORIZED TO EXECUTE INSTRUMENT
 NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on 09/30/2021 he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by Ch. 177 F.S.; and that said land is located in Section 5, Township 26 South, Range 30 East, Osceola County, Florida.

Signature: *[Signature]*
 W. Turner Wallis, IV, P.S.M.
 Dated 9-13-2021 Registration No. 3987
 Professional Surveying Certificate of Authorization No. L.B. 966
 JOHNSTON'S SURVEYING INC. 900 Cross Prairie Parkway Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: *[Signature]* Dated: 10-22-2021
 Print Name: Jason C. Avington Sr. Registration No. 7333
 Florida Professional Surveyor and Mapper representing St. Cloud, Florida

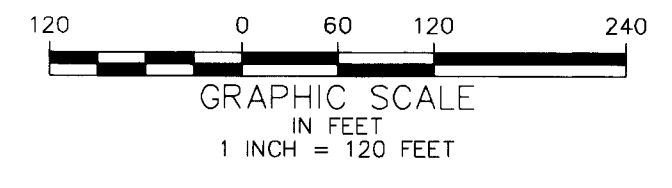
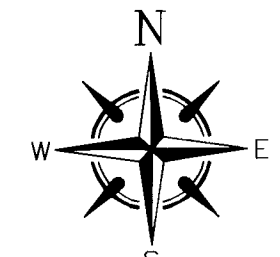
CERTIFICATE OF APPROVAL BY CITY OF ST. CLOUD

THIS IS TO CERTIFY, That on 10/14/2021 the City Council of the City of Saint Cloud approved the foregoing plat.
 Signature: *[Signature]* Print Name: *[Signature]*
 Signature: *[Signature]* Print Name: *[Signature]*
 MAYOR (Signature) CITY CLERK (Signature)

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and attest that it is in compliance with Chapter 177 of the Florida Statutes and was filed for record on October 22nd at 11:50:37 AM 2021
 Signature: *[Signature]*
 Clerk of the Circuit Court in and for Osceola County, Florida
 File No. 2021165000 BY: *[Signature]* D.C.

JOHNSTON'S SURVEYING INC.
 L.B. 966
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 Tel. (407) 847-2179 Fax (407) 847-6140



TOHOQUA - PHASE 6

A PARTIAL REPLAT OF BLOCK 31
 FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1
 PLAT BOOK B, PAGES 65 AND 66

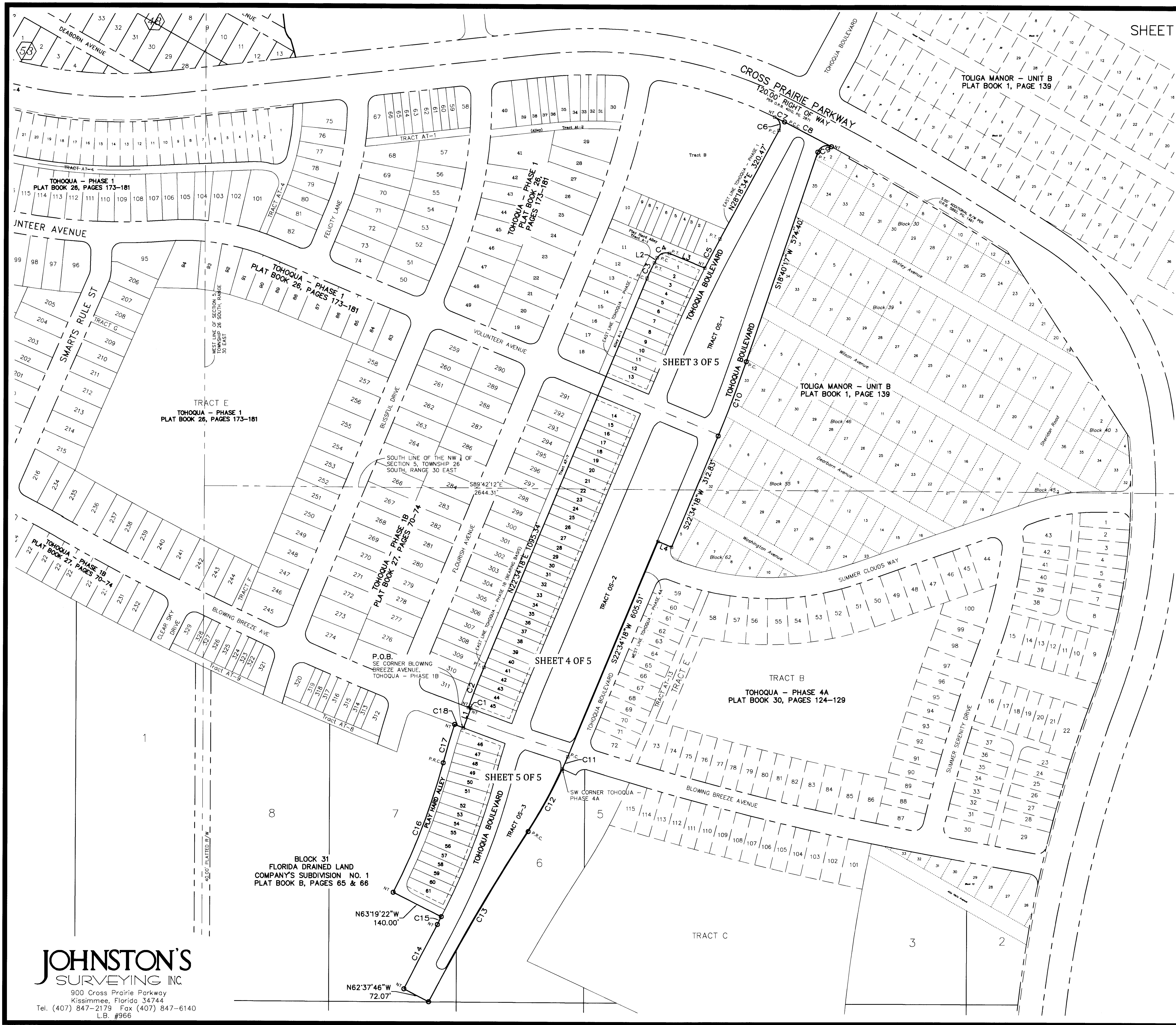
A PARTIAL REPLAT OF BLOCKS 30, 39, 46, 55, 62 AND 71
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 PLAT BOOK 1, PAGE 139

A PARTIAL REPLAT OF BLOCKS 31, 38, 47, 54, 63 AND 70
 TOLIGA MANOR - UNIT C
 PLAT BOOK 1, PAGE 193

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST
 OSCEOLA COUNTY, FLORIDA
 CITY OF ST. CLOUD

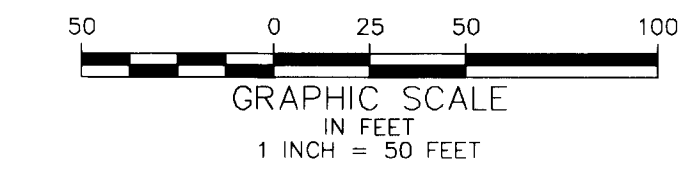
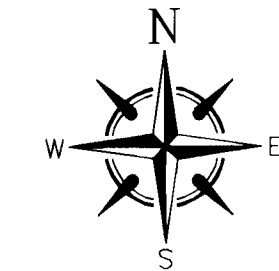
LINE #	DIRECTION	LENGTH
L1	N20°20'00"E	54.00'
L2	N28°18'34"E	15.21'
L3	S67°30'41"E	99.25'
L4	N67°25'42"W	38.00'

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	7173.00	0°03'07"	6.52	N69°38'26"W	6.52
C2	1980.00	3°14'41"	112.13	N20°56'58"E	112.12
C3	440.00	5°44'16"	44.06	N25°26'26"E	44.04
C4	25.00	84°10'44"	36.73	N70°23'57"E	33.51
C5	3020.00	1°36'58"	85.18	N27°30'06"E	85.17
C6	25.00	92°31'12"	40.37	N17°57'01"W	36.12
C7	1090.00	1°29'31"	28.38	S63°27'52"E	28.38
C8	6940.00	1°08'13"	137.72	S62°09'00"E	137.72
C9	25.00	99°44'50"	43.52	S68°32'42"W	38.23
C10	3020.00	3°54'01"	205.59	S20°37'18"W	205.55
C11	1222.00	1°38'36"	35.05	S23°23'36"W	35.05
C12	1222.00	8°41'35"	185.41	S28°33'42"W	185.23
C13	5272.00	5°33'35"	511.58	S30°07'42"W	511.38
C14	9039.75	1°11'38"	188.36	N27°12'43"E	188.36
C15	2041.80	0°37'58"	22.55	N27°26'02"E	22.55
C16	1677.00	12°19'07"	360.56	N20°58'26"E	359.86
C17	2000.00	2°58'34"	103.88	N16°18'09"E	103.87
C18	7227.00	0°11'49"	24.85	S69°34'05"E	24.85



JOHNSTON'S
 SURVEYING INC.
 900 Cross Prairie Parkway
 Kissimmee, Florida 34744
 Tel. (407) 847-2179 Fax (407) 847-6140
 L.B. #966

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N28°18'34"E	15.21'
L3	S67°30'41"E	99.25'



TOHOQUA - PHASE 6

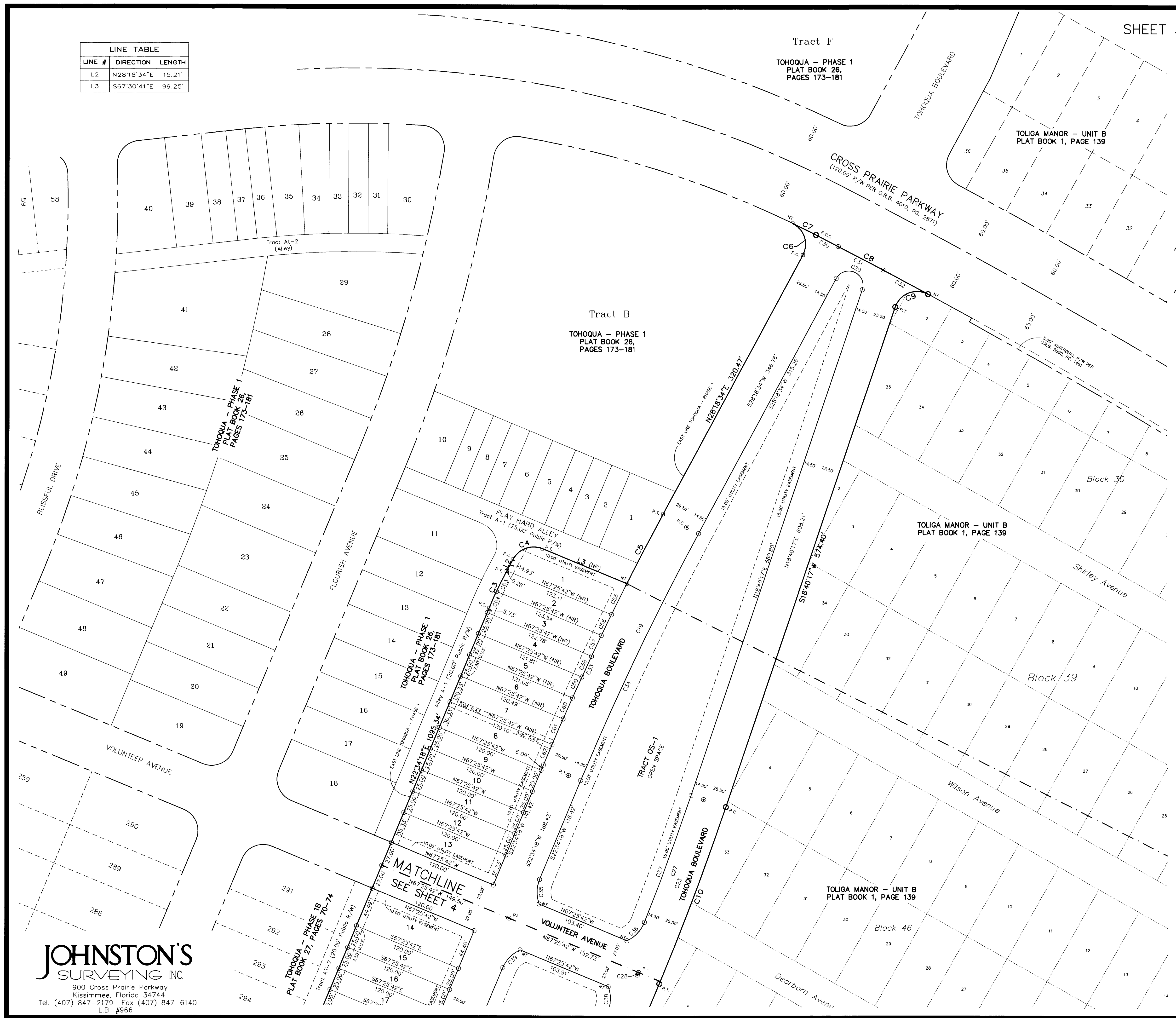
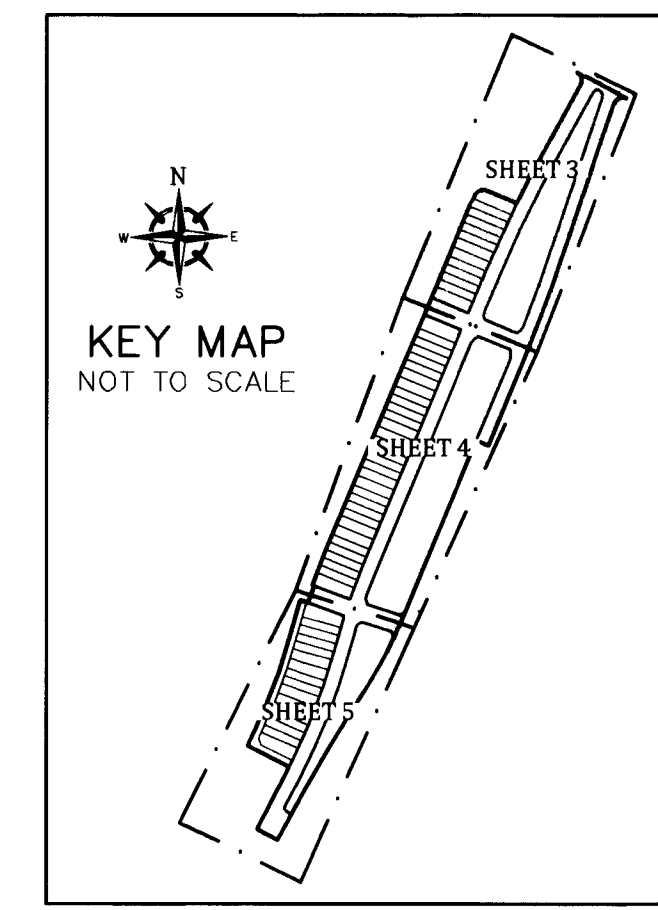
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PLAT BOOK 1, PAGE 139

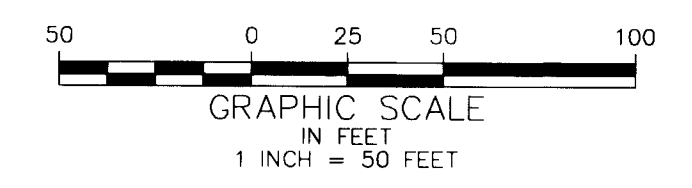
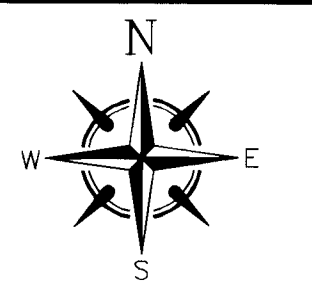
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PLAT BOOK 1, PAGE 193

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST
OSCEOLA COUNTY, FLORIDA
CITY OF ST. CLOUD

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C3	440.00	5°44'16"	44.06	N25°26'26"E	44.04
C4	25.00	84°10'44"	36.73	N70°23'57"E	33.51
C5	3020.00	1°36'58"	85.18	N27°30'06"E	85.17
C6	25.00	92°31'12"	40.37	N17°57'01"W	36.12
C7	1090.00	1°29'31"	28.38	S63°27'52"E	28.38
C8	6940.00	1°08'13"	137.72	S62°09'00"E	137.72
C9	25.00	99°44'50"	43.52	S68°32'42"W	38.23
C10	3020.00	3°54'01"	205.59	S20°37'18"W	205.55
C19	2990.50	5°44'16"	299.48	S25°26'26"W	299.35
C23	2994.50	3°54'01"	203.85	N20°37'18"E	203.81
C27	2994.50	3°50'33"	200.83	N20°35'34"E	200.79
C28	2994.50	0°03'28"	3.02	N22°32'34"E	3.02
C29	15.50	170°21'42"	46.09	N66°30'34"W	30.89
C30	6940.00	0°13'29"	27.24	N62°36'22"W	27.24
C31	6940.00	0°27'14"	54.99	N62°16'00"W	54.99
C32	6940.00	0°27'29"	55.50	N61°48'38"W	55.50
C33	3020.00	4°07'18"	217.25	S24°37'58"W	217.20
C34	2976.00	5°44'16"	298.03	S25°26'26"W	297.90
C35	36.50	43°13'49"	27.54	S00°57'24"W	26.89
C36	36.50	44°18'05"	28.22	N43°39'05"E	27.52
C37	2980.00	2°49'45"	147.15	N20°05'10"E	147.14
C38	36.50	43°13'49"	27.54	N00°57'24"E	26.89
C39	36.50	43°13'49"	27.54	S44°11'13"W	26.89
C55	3020.00	0°42'47"	37.58	S26°20'14"W	37.58
C56	3020.00	0°28'30"	25.04	S25°44'35"W	25.04
C57	3020.00	0°28'29"	25.03	S25°16'06"W	25.03
C58	3020.00	0°28'29"	25.02	S24°47'36"W	25.02
C59	3020.00	0°28'28"	25.01	S24°19'08"W	25.01
C60	3020.00	0°28'28"	25.01	S23°50'40"W	25.01
C61	3020.00	0°34'32"	30.33	S23°19'10"W	30.33
C62	3020.00	0°27'35"	24.24	S22°48'07"W	24.24
C63	440.00	3°13'41"	24.79	S26°41'44"W	24.79
C64	440.00	2°30'35"	19.27	S23°49'36"W	19.27



JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
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L.B. #966



TOHOQUA - PHASE 6

A PARTIAL REPLAT OF BLOCK 31
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1
PLAT BOOK B, PAGES 65 AND 66

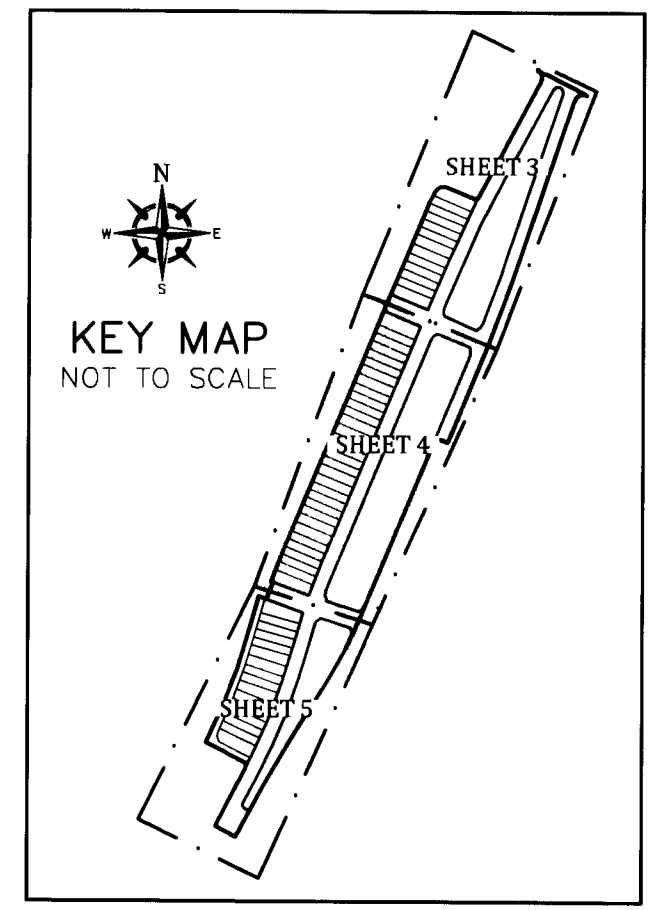
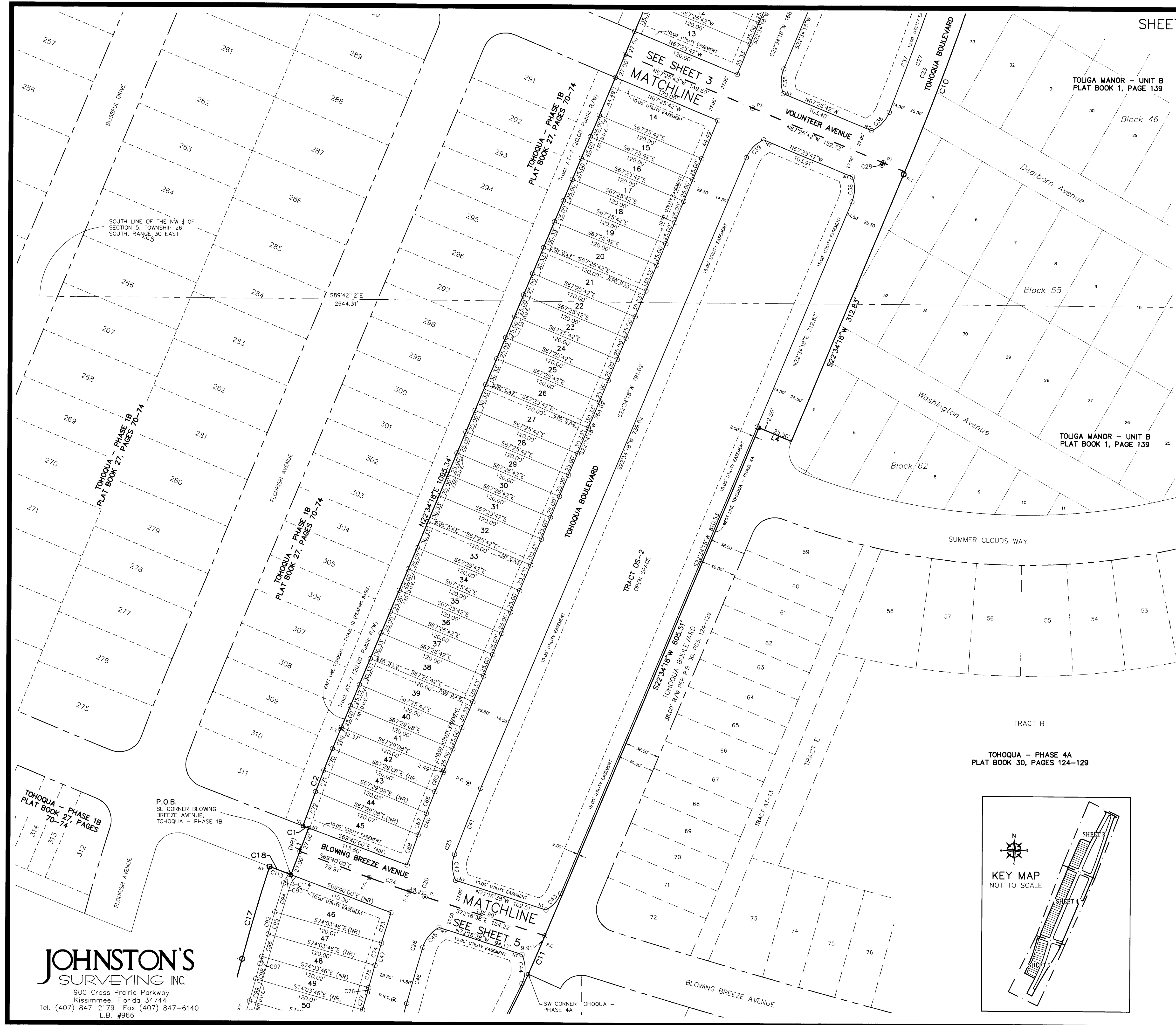
A PARTIAL REPLAT OF BLOCKS 30, 39, 46, 55, 62 AND 71
TOLIGA MANOR - UNIT B
PLAT BOOK 1, PAGE 139

A PARTIAL REPLAT OF BLOCKS 31, 38, 47, 54, 63 AND 70
TOLIGA MANOR - UNIT C
PLAT BOOK 1, PAGE 139

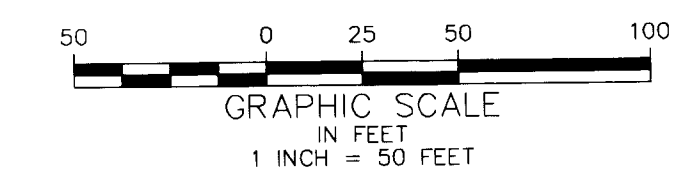
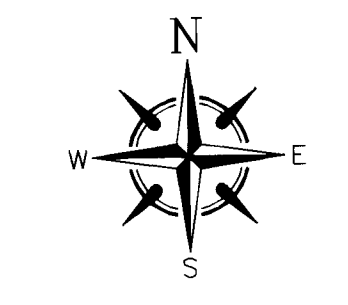
SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST
OSCEOLA COUNTY, FLORIDA
CITY OF ST. CLOUD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°20'00"E	54.00'
L4	N67°25'42"W	38.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	7173.00	0°03'07"	6.52	N69°38'26"W	6.52
C2	1980.00	3°14'41"	112.13	N20°56'58"E	112.12
C10	3020.00	3°54'01"	205.59	S20°37'18"W	205.55
C11	1222.00	1°38'36"	35.05	N23°23'36"E	35.05
C17	2000.00	2°58'34"	103.88	N18°18'09"E	103.87
C18	7227.00	0°11'49"	24.85	S69°34'05"E	24.85
C20	1830.50	7°45'27"	247.84	S18°41'35"W	247.65
C23	2994.50	3°54'01"	203.85	N20°37'18"E	203.81
C24	1000.00	2°36'38"	45.56	S70°58'19"E	45.56
C25	1830.50	4°06'51"	131.44	S20°30'53"W	131.41
C26	1830.50	3°38'36"	116.40	S16°38'10"W	116.38
C27	2994.50	3°50'33"	200.83	N20°35'34"E	200.79
C28	2994.50	0°03'28"	3.02	N22°32'34"E	3.02
C35	36.50	4°31'34"	27.54	S00°57'24"W	26.89
C36	36.50	44°18'05"	28.22	N43°39'05"E	27.52
C37	2980.00	2°49'45"	147.15	N20°05'10"E	147.14
C38	36.50	4°31'34"	27.54	N00°57'24"E	26.89
C39	36.50	4°31'34"	27.54	S44°11'13"W	26.89
C40	1860.00	3°18'35"	107.45	S20°55'01"W	107.43
C41	1816.00	2°25'05"	76.64	S21°21'46"W	76.63
C42	36.50	45°39'40"	29.09	S02°40'37"E	28.32
C43	36.50	38°22'53"	24.45	N41°45'45"E	24.00
C44	36.50	50°17'17"	32.04	N00°21'48"W	31.02
C45	36.50	44°08'55"	28.12	S38°52'43"W	27.43
C46	1816.00	1°59'24"	63.08	S15°48'34"W	63.07
C65	1860.00	0°41'36"	22.51	S22°13'30"W	22.51
C66	5582.66	0°15'24"	25.00	S21°45'00"W	25.00
C67	946.78	1°30'49"	25.01	S20°51'54"W	25.01
C68	1685.31	1°11'15"	34.93	S19°30'52"W	34.93
C69	1980.00	0°39'18"	22.63	S22°14'40"W	22.63
C70	5974.90	0°14'23"	25.00	S21°47'49"W	25.00
C71	1006.02	1°25'28"	25.01	S20°57'54"W	25.01
C72	1911.37	1°11'02"	39.49	S19°39'39"W	39.49
C73	1860.00	1°03'54"	34.58	S17°03'54"W	34.58
C74	1860.00	0°46'12"	25.00	S16°08'50"W	25.00
C75	1860.00	0°46'13"	25.00	S15°22'38"W	25.00
C76	1860.00	0°10'40"	5.77	S14°54'12"W	5.77
C77	4661.60	0°14'11"	19.23	N15°07'03"E	19.23
C92	1980.00	2°37'27"	90.69	S16°07'35"W	90.68
C93	24.00	27°31'09"	11.53	S31°11'54"W	11.42
C94	1980.00	0°56'32"	32.56	S16°58'03"W	32.56
C95	1980.00	0°43'24"	25.00	S16°08'04"W	25.00
C96	1980.00	0°43'24"	25.00	S15°24'40"W	25.00
C97	1980.00	0°14'06"	8.12	S14°55'55"W	8.12
C98	1697.00	0°34'12"	16.88	N15°05'58"E	16.88
C99	1697.00	0°50'39"	25.00	N15°48'23"E	25.00



JOHNSTON'S SURVEYING INC.
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TOHOQUA - PHASE 6

A PARTIAL REPLAT OF BLOCK 31
 FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1
 PLAT BOOK B, PAGES 65 AND 66

A PARTIAL REPLAT OF BLOCKS 30, 39, 46, 55, 62 AND 71
 TOLIGA MANOR - UNIT B
 PLAT BOOK 1, PAGE 139

A PARTIAL REPLAT OF BLOCKS 31, 38, 47, 54, 63 AND 70
 TOLIGA MANOR - UNIT C
 PLAT BOOK 1, PAGE 193

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST
 OSCEOLA COUNTY, FLORIDA
 CITY OF ST. CLOUD

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N20°20'00"E	54.00'
L6	N62°51'46"W	1.79'
L7	N26°48'17"E	20.00'

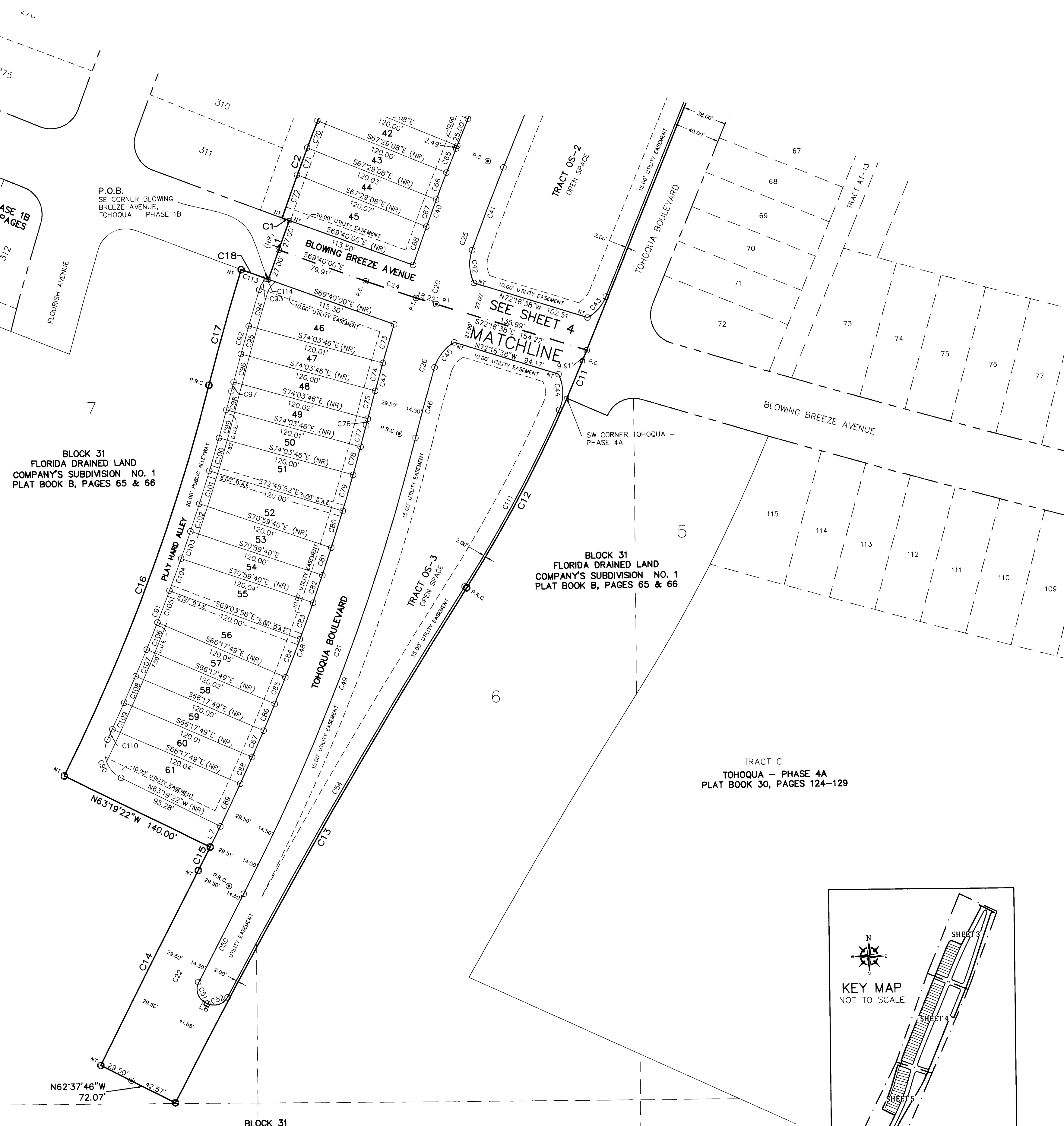
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	7173.00	0°03'07"	6.52	N69°38'26"W	6.52
C2	1980.00	3°14'41"	112.13	N20°56'58"E	112.12
C11	1222.00	1°38'36"	35.05	N23°23'36"E	35.05
C12	1222.00	8°41'35"	185.41	S28°33'42"W	185.23
C13	5272.00	5°33'35"	511.58	S30°07'42"W	511.38
C14	9039.75	1°11'38"	188.36	N27°12'43"E	188.36
C15	2041.80	0°37'58"	22.55	N27°26'02"E	22.55
C16	1677.00	12°19'07"	360.56	N20°58'26"E	359.86
C17	2000.00	2°58'34"	103.88	N16°18'09"E	103.87
C18	7227.00	0°11'49"	24.85	S69°34'05"E	24.85
C20	1830.50	7°45'27"	247.84	S18°41'35"W	247.65
C21	1846.50	12°59'41"	418.78	N21°18'42"E	417.89
C22	9010.25	1°11'47"	188.13	S27°12'39"W	188.13
C24	1000.00	2°36'38"	45.56	S70°58'19"E	45.56
C25	1830.50	4°06'51"	131.44	S20°30'53"W	131.41
C26	1830.50	3°38'36"	116.40	S16°38'10"W	116.38
C40	1860.00	3°18'35"	107.45	S20°55'01"W	107.43
C41	1816.00	2°25'05"	76.64	S21°21'46"W	76.63
C42	36.50	45°39'40"	29.09	S02°40'37"E	28.32
C43	36.50	38°22'53"	24.45	N41°45'45"E	24.00
C44	36.50	50°17'17"	32.04	N00°21'48"W	31.02
C45	36.50	44°08'55"	28.12	S38°52'43"W	27.43
C46	1816.00	1°59'24"	63.08	S15°48'34"W	63.07
C47	1860.00	2°46'59"	90.35	S16°12'21"W	90.34
C48	1817.00	1°13'10"	369.54	N20°38'27"E	368.90
C49	1861.00	12°59'41"	422.07	N21°18'42"E	421.17
C50	8995.75	0°32'53"	86.03	S27°32'06"W	86.03
C51	13.00	90°07'26"	20.45	S17°48'03"E	18.40
C52	13.00	88°41'00"	20.12	N72°47'44"E	18.17
C54	5274.00	4°27'15"	410.00	S30°40'52"W	409.90
C65	1860.00	0°41'36"	22.51	S22°13'30"W	22.51
C66	5582.66	0°15'24"	25.00	S21°45'00"W	25.00
C67	946.78	1°30'49"	25.01	S20°51'54"W	25.01
C68	1685.31	1°11'15"	34.93	S19°30'52"W	34.93
C70	5974.90	0°14'23"	25.00	S21°47'49"W	25.00
C71	1006.02	1°25'28"	25.01	S20°57'54"W	25.01
C72	1911.37	1°11'02"	39.49	S19°39'39"W	39.49
C73	1860.00	1°03'54"	34.58	S17°03'54"W	34.58
C74	1860.00	0°46'12"	25.00	S16°08'50"W	25.00

BLOCK 31
 FLORIDA DRAINED LAND
 COMPANY'S SUBDIVISION NO. 1
 PLAT BOOK B, PAGES 65 & 66

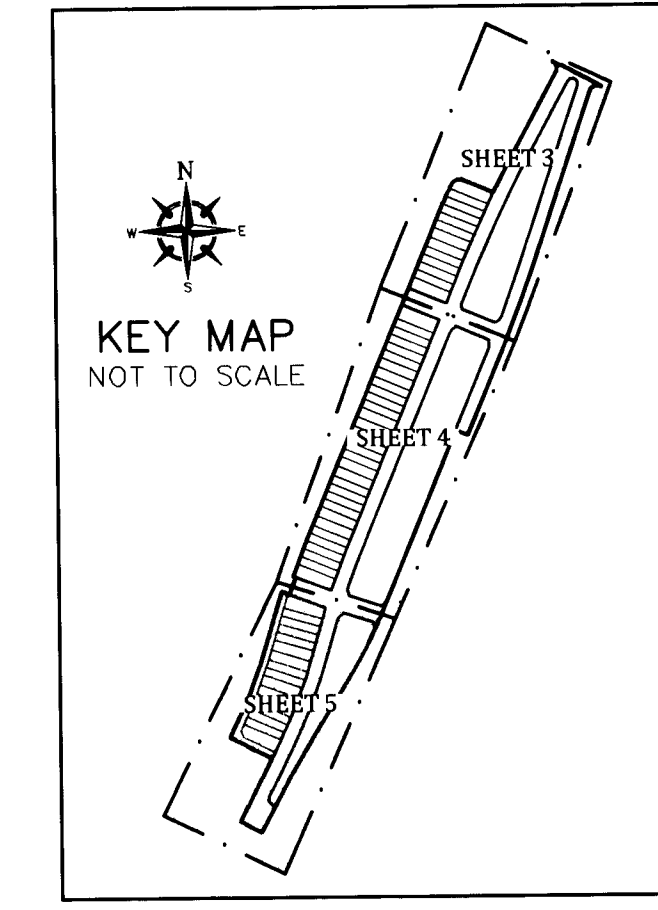
BLOCK 31
 FLORIDA DRAINED LAND
 COMPANY'S SUBDIVISION NO. 1
 PLAT BOOK B, PAGES 65 & 66

TRACT C
 TOHOQUA - PHASE 4A
 PLAT BOOK 30, PAGES 124-129



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C75	1860.00	0°46'13"	25.00	S15°22'38"W	25.00
C76	1860.00	0°10'40"	5.77	S14°54'12"W	5.77
C77	4661.60	0°14'11"	19.23	N15°07'03"E	19.23
C78	1236.53	1°09'30"	25.00	N15°48'54"E	25.00
C79	2841.73	0°39'22"	32.55	N16°43'20"E	32.55
C80	1343.95	1°25'17"	33.34	N17°45'40"E	33.34
C81	3424.71	0°25'06"	25.00	N18°40'52"E	25.00
C82	1361.22	1°03'08"	25.00	N19°24'59"E	25.00
C83	1963.22	0°58'51"	33.61	N20°25'58"E	33.61
C84	1817.00	1°06'20"	35.06	N21°28'34"E	35.06
C85	1817.00	0°47'19"	25.01	N22°25'23"E	25.01
C86	1817.00	0°47'18"	25.00	N23°12'42"E	25.00
C87	1817.00	0°47'18"	25.00	N24°00'00"E	25.00
C88	1817.00	0°47'19"	25.00	N24°47'18"E	25.00
C89	1817.00	1°17'04"	40.74	N25°49'29"E	40.74
C90	25.00	88°56'47"	38.81	S18°50'59"E	35.03
C91	1697.00	10°48'33"	320.15	N20°13'08"E	319.68
C92	1980.00	2°37'27"	90.69	S16°07'35"W	90.68
C93	24.00	27°31'09"	11.53	S31°11'54"W	11.42
C94	1980.00	0°56'32"	32.56	S16°58'03"W	32.56
C95	1980.00	0°43'24"	25.00	S16°08'04"W	25.00
C96	1980.00	0°43'24"	25.00	S15°24'40"W	25.00
C97	1980.00	0°14'06"	8.12	S14°55'55"W	8.12
C98	1697.00	0°34'12"	16.88	N15°05'58"E	16.88
C99	1697.00	0°50'39"	25.00	N15°48'23"E	25.00
C100	1697.00	1°00'25"	29.83	N16°43'55"E	29.83
C101	1697.00	1°00'02"	29.63	N17°44'09"E	29.63
C102	1697.00	0°50'39"	25.00	N18°39'29"E	25.00
C103	1697.00	0°50'39"	25.00	N19°30'08"E	25.00
C104	1697.00	0°59'54"	29.57	N20°25'24"E	29.57
C105	1697.00	0°59'16"	29.26	N21°24'59"E	29.26
C106	1697.00	0°50'40"	25.01	N22°19'57"E	25.01
C107	1697.00	0°50'39"	25.00	N23°10'36"E	25.00
C108	1697.00	0°50'39"	25.00	N24°01'15"E	25.00
C109	1697.00	0°50'39"	25.01	N24°51'54"E	25.01
C110	1697.00	0°20'11"	9.97	N25°27'19"E	9.97
C111	1220.00	8°07'39"	173.06	N28°50'40"E	172.91
C113	7227.00	0°10'48"	22.71	S69°33'34"E	22.71
C114	3368.92	0°02'11"	2.14	S69°40'04"E	2.14



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SECTION A

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF IMPROVEMENTS RELATING TO PHASE 3/6 FOR THE SERIES 2022 BONDS (PHASE 3/6 PROJECT) REQUISITION NUMBER 2; APPROVING ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance 2017-57 (the “Ordinance”); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District issued its \$2,120,000 Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2022 (Phase 3/6 Project) (the “Series 2022 Bonds”), to pay in part the costs of constructing a portion of the infrastructure improvements within Phase 3/6 (the “Phase 3/6 Project”); and

WHEREAS, LENNAR HOMES, LLC, a Florida limited liability company (“Lennar”), requested a requisition of funds from the proceeds of the Series 2022 Bonds and has transferred by acceptance of the District, and in accordance with the AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT), between the District and Lennar, dated August 3, 2022, as amended by the AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT), dated November 1, 2022, certain public improvements (the “Improvements”), as more particularly described in the Bills of Sale Absolute and Assignment, Agreement Regarding Taxes and Owner’s Affidavit, attached hereto as **Exhibit “A,”** and

WHEREAS, the District’s counsel and the District Manager have reviewed the conveyance, and the District Engineer has reviewed the documents and Improvements related to the conveyance and has provided an Engineer’s Certificate, attached hereto as part of **Exhibit “B,”** to evidence compliance with the requirements of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Tohoqua Community Development District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of the Acquisition of the Improvements and Transfer to the City of St. Cloud, Florida. The Board hereby approves the acceptance of the Improvements and related documents, and hereby approves the subsequent transfer of the Potable Water Distribution System, the Sanitary Sewer System and the Reclaimed Water Distribution System to the City of St. Cloud, Florida, as described in **Exhibit “A”** and **Exhibit “B”** attached hereto.

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Improvements and all transactions in connection therewith, including the subsequent conveyance of the Potable Water Distribution System, the Sanitary Sewer System and the Reclaimed Water Distribution System to the City of St. Cloud, Florida. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer, to effectuate the acceptance of the Improvements are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues to the following pages.]


PASSED in public meeting of the Board of Supervisors of the Tohoqua Community Development District, this 4th day of January, 2023.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Attest:



Print: George S. Flint
Secretary

By: 

Name: Andre Vidrine

Title: Chair

EXHIBIT “A”

- (1) Bill of Sale Absolute and Agreement from Lennar Homes, LLC to the CDD;
- (2) Bill of Sale Absolute and Agreement from the CDD to City of St. Cloud, Florida;
- (3) Agreement Regarding Taxes; and
- (4) Owner’s Affidavit

[See attached.]

BILL OF SALE ABSOLUTE AND AGREEMENT

Tohoqua Community Development District - Utility Conveyance (Phase 6)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of December, 2022, by and between **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use,

forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Printed Name

Print: Mark McDonald

Witness

Title: Vice President

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of December, 2022, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Tohoqua Community Development District – Utility Conveyance (Phase 6)

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Andre Vidrine

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of December, 2022, by Andre Vidrine, as Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Master Stormwater Management System

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

BILL OF SALE ABSOLUTE AND AGREEMENT

Tohoqua Community Development District – Utility Conveyance (Phase 6)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this ____ day of December, 2022, is given to the **CITY OF ST. CLOUD, FLORIDA**, a municipality of the State of Florida, having an address at 1300 9th Street, St. Cloud, Florida 34769 (hereinafter referred to as the “**City**”), by the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801(hereinafter referred to as the “**District**”).

RECITALS

WHEREAS, the District owns certain infrastructure improvements, as more fully described in the attached **Exhibit “A”** (collectively, the “**Improvements**”); and

WHEREAS, both the City and the District find it to be in the best interest of both parties for the District to transfer the Improvements to the City to own, operate and maintain the Improvements; and

WHEREAS, the District desires to convey the Improvements to the City for perpetual ownership, operation and maintenance, and the City desires to accept the Improvements for perpetual ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the District, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the City, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the City, its executors, administrators and assigns, and the City hereby accepts, all of the District’s right, title and interest in and to the Improvements, to have and to hold the same unto the City, its executors, administrators and assigns forever, together with all of the District’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the District from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto City, its successors and assigns, to and for its or their use, forever.

1. The District represents and warrants to the City that the District has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

2. The above recitals are true and correct and are incorporated herein by reference.

3. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT**

Tohoqua Community Development District – Utility Conveyance (Phase 6)

IN WITNESS WHEREOF, the City has executed this Bill of Sale Absolute and Agreement as of the date first above written

WITNESSES:

CITY OF ST. CLOUD, FLORIDA, a
municipality of the State of Florida

Signed, sealed and delivered in the
presence of:

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by _____, as _____ of the **City of St. Cloud, Florida**, a municipality of the State of Florida. Said person is [] personally known to me or [] have produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

(NOTARY SEAL)

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT**

Tohoqua Community Development District – Utility Conveyance (Phase 6)

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale Absolute and Agreement as of the date first above written.

DISTRICT:

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: George S. Flint
Title: Secretary

By: _____
Name: Andre Vidrine
Title: Chairman

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Andre Vidrine, as Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George S. Flint, as Secretary of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is [] personally known to me or [] have produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

(NOTARY SEAL)

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System

The foregoing Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES

Tohoqua Community Development District – Utility Conveyance (Phase 6)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of December, 2022, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain infrastructure improvements and personal property, located within the boundaries of the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Improvements, or any portion thereof, for tax year 2022 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Improvements for the tax year 2022.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Osceola County Property Appraiser, as applicable, and subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Tohoqua Community Development District – Utility Improvements (Phase 6)

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Tohoqua Community Development District – Utility Improvements (Phase 6)

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Andre Vidrine
Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Master Stormwater Management System

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

OWNER'S AFFIDAVIT

Tohoqua Community Development District – Utility Conveyance (Phase 6)

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements located in Osceola County, Florida (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Tohoqua – Phase 6, as recorded in Plat Book 31, Page 174, of the Official Records of Osceola County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Tohoqua Community Development District (the “District”), a Florida community development district and local unit of special-purpose government, to accept the Owner’s conveyance of the Improvements and for the District’s future conveyance of the Potable Water Distribution System, the Sanitary Sewer System and the Reclaimed Water Distribution System to the City of St. Cloud, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP (“LLEB”), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of is 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2022**

Signed, sealed and delivered in our presence:

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

By: _____

(Print Name)

Print: Mark McDonald

(Signature)

Title: Vice President

(Print Name)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of December, 2022, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Master Stormwater Management System

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

EXHIBIT “B”

CERTIFICATE OF DISTRICT ENGINEER

[See attached.]

CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District – Utility Conveyance (Phase 6)

I, **Eric E. Warren, P.E.**, of **Poulos & Bennett, LLC**, a Florida limited liability company, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 45423, with offices located at 2602 E. Livingston Street, Orlando, Florida (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Tohoqua Community Development District (the “District”).

2. That the District proposes to accept from **Lennar Homes, LLC**, a Florida limited liability company (“Developer”), and in part, subsequently proposes to transfer to the **City of St. Cloud, Florida** (the “City”), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of a portion of the Improvements, specifically the Potable Water Distribution System, the Sanitary Sewer System and the Reclaimed Water Distribution System, to the City. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District and subsequent conveyance to the City, as applicable.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Poulos.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Tohoqua Community Development District – Utility Conveyance (Phase 6)

DATED: _____, 2022

Witness: _____

Print: _____

Witness: _____

Print: _____

Eric E. Warren, P.E.
Professional License No.: FL 45423
on behalf of the company,
Poulos & Bennett, LLC
2602 East Livingston Street
Orlando, Florida 32814

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of _____, 2022, by **ERIC E. WARREN, P.E.**, of **POULOS & BENNETT, LLC**, a Florida limited liability company, on behalf of said company. He or she is () personally known to me or () have produced a valid driver's license for identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

IMPROVEMENTS

1. Potable Water Distribution System
2. Sanitary Sewer System
3. Reclaimed Water Distribution System
4. Master Stormwater Management System

The Improvements are located on the following property:

TOHOQUA – PHASE 6, according to the plat thereof, as recorded in Plat Book 31, Page 67, Public Records of Osceola County, Florida.

The Improvements were completed in accordance with the following, as applicable: (1) FDEP Permit No. 0076597-509-DSGP; and (2) FDEP Permit No. 0354122-012-DWC/CG.

SECTION VIII

REBATE REPORT

\$2,580,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2021

(Phase 2 Project)

Dated: March 5, 2021

Delivered: March 5, 2021

Rebate Report to the Computation Date

June 15, 2025

Reflecting Activity To

February 28, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 24, 2023

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$2,580,000 Tohoqua Community Development District (City of St. Cloud, Florida),
Special Assessment Revenue Bonds, Series 2021 (Phase 2 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2025 Computation Date
Reflecting Activity from March 5, 2021 through February 28, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.005124%	109.02	(81,617.27)
Debt Service Reserve Fund	0.539992%	776.35	(4,588.61)
Capitalized Interest Fund	0.005788%	1.84	(1,230.68)
Cost of Issuance Fund	0.005387%	0.50	(361.13)
Totals	0.038382%	\$887.71	\$(87,797.69)
Bond Yield	3.418888%		
Rebate Computation Credits			(4,064.40)
Net Rebatable Arbitrage			\$(91,862.09)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from March 5, 2021, the date of the closing, to February 28, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 5, 2021 and February 28, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2025.

7. Computation Period

The period beginning on March 5, 2021, the date of the closing, and ending on February 28, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Project Fund	250329005
Debt Service Reserve Fund	250329003
Capitalized Interest Fund	250329007
Cost of Issuance Fund	250329006
Principal	250329002
Interest	250329001
Revenue	250329000
Prepayment	250329004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2025, is the Rebateable Arbitrage.

\$2,580,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2021
(Phase 2 Project)
Delivered: March 5, 2021

Sources of Funds	
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Par Amount	\$2,580,000.00
Original Issue Premium	33,139.85
Total	\$2,613,139.85

Uses of Funds	
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Project Fund	\$2,256,979.90
Debt Service Reserve Fund	72,381.26
Capitalized Interest Fund	59,028.69
Cost of Issuance Fund	178,150.00
Underwriter's Discount	46,600.00
Total	\$2,613,139.85

PROOF OF ARBITRAGE YIELD

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Date	Debt Service	Present Value to 03/05/2021 @ 3.4188876366%
05/01/2021	14,006.81	13,933.14
11/01/2021	45,021.88	44,032.38
05/01/2022	100,021.88	96,179.45
11/01/2022	44,368.75	41,947.22
05/01/2023	99,368.75	92,366.51
11/01/2023	43,715.63	39,952.15
05/01/2024	98,715.63	88,700.91
11/01/2024	43,062.50	38,043.47
05/01/2025	98,062.50	85,177.04
11/01/2025	42,409.38	36,217.65
05/01/2026	102,409.38	85,987.79
11/01/2026	41,696.88	34,422.25
05/01/2027	101,696.88	82,543.35
11/01/2027	40,834.38	32,586.61
05/01/2028	100,834.38	79,115.31
11/01/2028	39,971.88	30,835.09
05/01/2029	104,971.88	79,616.36
11/01/2029	39,037.50	29,110.53
05/01/2030	104,037.50	76,277.54
11/01/2030	38,103.13	27,466.68
05/01/2031	1,278,103.13	905,837.16
11/01/2031	13,668.75	9,524.71
05/01/2032	83,668.75	57,322.48
11/01/2032	12,487.50	8,411.55
05/01/2033	82,487.50	54,629.50
11/01/2033	11,306.25	7,362.01
05/01/2034	86,306.25	55,253.37
11/01/2034	10,040.63	6,319.99
05/01/2035	85,040.63	52,628.44
11/01/2035	8,775.00	5,339.24
05/01/2036	88,775.00	53,108.27
11/01/2036	7,425.00	4,367.24
05/01/2037	87,425.00	50,557.38
11/01/2037	6,075.00	3,454.09
05/01/2038	91,075.00	50,912.63
11/01/2038	4,640.63	2,550.60
05/01/2039	94,640.63	51,142.43
11/01/2039	3,121.88	1,658.67
05/01/2040	93,121.88	48,644.41
11/01/2040	1,603.13	823.36
05/01/2041	96,603.13	48,780.90
	3,588,738.17	2,613,139.85

Proceeds Summary

Delivery date	03/05/2021
Par Value	2,580,000.00
Premium (Discount)	33,139.85
Target for yield calculation	2,613,139.85

PROOF OF ARBITRAGE YIELD

\$2,580,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2043	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2044	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2045	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2046	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2047	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2048	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2049	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2050	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2051	4.000%	3.650%	05/01/2031	100.000	3.6509038%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.650%			3.7965809%	0.1456771%
TERM04	05/01/2043	4.000%	3.650%			3.8024629%	0.1515591%
TERM04	05/01/2044	4.000%	3.650%			3.8078073%	0.1569035%
TERM04	05/01/2045	4.000%	3.650%			3.8126812%	0.1617774%
TERM04	05/01/2046	4.000%	3.650%			3.8171408%	0.1662370%
TERM04	05/01/2047	4.000%	3.650%			3.8212339%	0.1703301%
TERM04	05/01/2048	4.000%	3.650%			3.8250011%	0.1740973%
TERM04	05/01/2049	4.000%	3.650%			3.8284774%	0.1775736%
TERM04	05/01/2050	4.000%	3.650%			3.8316928%	0.1807890%
TERM04	05/01/2051	4.000%	3.650%			3.8346735%	0.1837697%

BOND DEBT SERVICE
 \$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/05/2021					
05/01/2021			14,006.81	14,006.81	14,006.81
11/01/2021			45,021.88	45,021.88	
05/01/2022	55,000	2.375%	45,021.88	100,021.88	145,043.76
11/01/2022			44,368.75	44,368.75	
05/01/2023	55,000	2.375%	44,368.75	99,368.75	143,737.50
11/01/2023			43,715.63	43,715.63	
05/01/2024	55,000	2.375%	43,715.63	98,715.63	142,431.26
11/01/2024			43,062.50	43,062.50	
05/01/2025	55,000	2.375%	43,062.50	98,062.50	141,125.00
11/01/2025			42,409.38	42,409.38	
05/01/2026	60,000	2.375%	42,409.38	102,409.38	144,818.76
11/01/2026			41,696.88	41,696.88	
05/01/2027	60,000	2.875%	41,696.88	101,696.88	143,393.76
11/01/2027			40,834.38	40,834.38	
05/01/2028	60,000	2.875%	40,834.38	100,834.38	141,668.76
11/01/2028			39,971.88	39,971.88	
05/01/2029	65,000	2.875%	39,971.88	104,971.88	144,943.76
11/01/2029			39,037.50	39,037.50	
05/01/2030	65,000	2.875%	39,037.50	104,037.50	143,075.00
11/01/2030			38,103.13	38,103.13	
05/01/2031	65,000	2.875%	38,103.13	103,103.13	141,206.26
11/01/2031			37,168.75	37,168.75	
05/01/2032	70,000	3.375%	37,168.75	107,168.75	144,337.50
11/01/2032			35,987.50	35,987.50	
05/01/2033	70,000	3.375%	35,987.50	105,987.50	141,975.00
11/01/2033			34,806.25	34,806.25	
05/01/2034	75,000	3.375%	34,806.25	109,806.25	144,612.50
11/01/2034			33,540.63	33,540.63	
05/01/2035	75,000	3.375%	33,540.63	108,540.63	142,081.26
11/01/2035			32,275.00	32,275.00	
05/01/2036	80,000	3.375%	32,275.00	112,275.00	144,550.00
11/01/2036			30,925.00	30,925.00	
05/01/2037	80,000	3.375%	30,925.00	110,925.00	141,850.00
11/01/2037			29,575.00	29,575.00	
05/01/2038	85,000	3.375%	29,575.00	114,575.00	144,150.00
11/01/2038			28,140.63	28,140.63	
05/01/2039	90,000	3.375%	28,140.63	118,140.63	146,281.26
11/01/2039			26,621.88	26,621.88	
05/01/2040	90,000	3.375%	26,621.88	116,621.88	143,243.76
11/01/2040			25,103.13	25,103.13	
05/01/2041	95,000	3.375%	25,103.13	120,103.13	145,206.26
11/01/2041			23,500.00	23,500.00	
05/01/2042	95,000	4.000%	23,500.00	118,500.00	142,000.00
11/01/2042			21,600.00	21,600.00	
05/01/2043	100,000	4.000%	21,600.00	121,600.00	143,200.00
11/01/2043			19,600.00	19,600.00	
05/01/2044	105,000	4.000%	19,600.00	124,600.00	144,200.00
11/01/2044			17,500.00	17,500.00	
05/01/2045	110,000	4.000%	17,500.00	127,500.00	145,000.00
11/01/2045			15,300.00	15,300.00	
05/01/2046	115,000	4.000%	15,300.00	130,300.00	145,600.00
11/01/2046			13,000.00	13,000.00	
05/01/2047	120,000	4.000%	13,000.00	133,000.00	146,000.00
11/01/2047			10,600.00	10,600.00	
05/01/2048	125,000	4.000%	10,600.00	135,600.00	146,200.00
11/01/2048			8,100.00	8,100.00	
05/01/2049	130,000	4.000%	8,100.00	138,100.00	146,200.00

BOND DEBT SERVICE

\$2,580,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			5,500.00	5,500.00	
05/01/2050	135,000	4.000%	5,500.00	140,500.00	146,000.00
11/01/2050			2,800.00	2,800.00	
05/01/2051	140,000	4.000%	2,800.00	142,800.00	145,600.00
	2,580,000		1,753,738.17	4,333,738.17	4,333,738.17

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-2,256,979.90	-2,609,200.94
05/25/21		683,601.73	784,352.54
08/27/21	from COI	-9,617.33	-10,939.57
09/28/21		1,924.00	2,182.14
09/28/21		241.25	273.62
09/28/21		770.00	873.31
09/28/21		667.50	757.06
01/11/22		52.50	58.97
02/07/22		1,050.00	1,176.50
03/22/22		633.75	707.10
05/16/22		165.00	183.16
06/06/22		1,577,365.25	1,747,704.52
02/28/23	Bal	234.85	253.87
02/28/23	Acc	0.42	0.45

06/15/25	TOTALS:	109.02	-81,617.27

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-81,617.27
COMP DATE:	06/15/25	NET INCOME:	109.02
BOND YIELD:	3.418888%	TAX INV YIELD:	0.005124%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-72,381.26	-83,676.98
04/02/21		0.27	0.31
05/04/21		0.30	0.34
06/02/21		0.31	0.36
07/02/21		0.30	0.34
08/03/21		0.31	0.35
09/02/21		0.31	0.35
11/02/21		0.31	0.35
12/02/21		0.30	0.34
01/04/22		0.31	0.35
02/02/22		0.31	0.35
03/02/22		0.28	0.31
04/04/22		0.31	0.35
05/03/22		0.30	0.33
06/02/22		0.31	0.34
07/05/22		0.30	0.33
08/02/22		0.31	0.34
09/02/22		47.74	52.47
10/04/22		89.24	97.78
11/02/22		109.46	119.62
12/02/22		116.01	126.43
01/04/23		135.24	146.94
02/02/23		143.87	155.90
02/28/23	Bal	72,381.26	78,243.29
02/28/23	Acc	129.95	140.47

06/15/25	TOTALS:	776.35	-4,588.61

ISSUE DATE: 03/05/21 REBATABLE ARBITRAGE: -4,588.61
 COMP DATE: 06/15/25 NET INCOME: 776.35
 BOND YIELD: 3.418888% TAX INV YIELD: 0.539992%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-59,028.69	-68,240.62
04/02/21		-0.27	-0.31
05/03/21		14,006.80	16,104.48
05/04/21		-0.30	-0.34
06/02/21		-0.31	-0.36
07/02/21		-0.30	-0.34
08/02/21		-0.31	-0.35
09/02/21		-0.31	-0.35
10/04/21		-0.30	-0.34
11/01/21		45,021.88	50,904.01
11/02/21		-0.31	-0.35
12/02/21		-0.30	-0.34
01/04/22		-0.31	-0.35
02/02/22		-0.31	-0.35
03/02/22		-0.28	-0.31
04/04/22		-0.31	-0.35
05/02/22		5.54	6.16
05/03/22		-0.30	-0.33
06/02/22		-0.31	-0.34
07/05/22		-0.30	-0.33
08/02/22		-0.31	-0.34
09/02/22		-47.74	-52.47
10/04/22		-89.24	-97.78
10/28/22		138.26	151.16
11/02/22		0.17	0.19

06/15/25	TOTALS:	1.84	-1,230.68

ISSUE DATE: 03/05/21 REBATABLE ARBITRAGE: -1,230.68
 COMP DATE: 06/15/25 NET INCOME: 1.84
 BOND YIELD: 3.418888% TAX INV YIELD: 0.005788%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-178,150.00	-205,951.83
03/05/21		6,000.00	6,936.35
03/05/21		35,000.00	40,462.05
03/05/21		30,000.00	34,681.76
03/05/21		46,500.00	53,756.72
03/05/21		1,750.00	2,023.10
03/22/21		5,425.00	6,261.59
03/25/21		36,000.00	41,539.80
06/25/21		5,245.20	6,001.27
06/29/21		2,612.90	2,988.41
07/01/21		0.07	0.08
08/27/21	to PF	9,617.33	10,939.57

06/15/25	TOTALS:	0.50	-361.13

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-361.13
COMP DATE:	06/15/25	NET INCOME:	0.50
BOND YIELD:	3.418888%	TAX INV YIELD:	0.005387%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
06/15/21		-1,780.00	-2,038.50
06/15/22		-1,830.00	-2,025.90

06/15/25	TOTALS:	-3,610.00	-4,064.40

ISSUE DATE: 03/05/21 REBATABLE ARBITRAGE: -4,064.40
 COMP DATE: 06/15/25
 BOND YIELD: 3.418888%

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for ensuring the integrity and reliability of financial data. This section also outlines the various methods and tools used to collect and analyze financial information, highlighting the need for consistency and transparency in the reporting process.

The second part of the document focuses on the role of internal controls in preventing fraud and errors. It details the various types of controls, such as segregation of duties, authorization requirements, and regular reconciliations, and explains how they are implemented within an organization. This section also discusses the importance of a strong internal control environment and the role of management in ensuring its effectiveness.

The third part of the document addresses the challenges of financial reporting and the need for high-quality information. It discusses the various factors that can affect the reliability of financial statements, such as the quality of data, the accuracy of calculations, and the transparency of disclosures. This section also outlines the various steps that can be taken to improve the quality of financial reporting, including the use of standardized accounting principles and the implementation of robust internal controls.

The fourth part of the document discusses the importance of financial reporting in decision-making. It explains how financial statements provide valuable information to investors, creditors, and other stakeholders, and how this information is used to make informed decisions about the company's performance and future prospects. This section also discusses the various factors that can affect the reliability of financial reporting, such as the quality of data, the accuracy of calculations, and the transparency of disclosures.

The fifth part of the document discusses the importance of financial reporting in the context of the global economy. It explains how financial reporting is used to assess the financial health of companies and countries, and how this information is used to make informed decisions about investment and trade. This section also discusses the various factors that can affect the reliability of financial reporting, such as the quality of data, the accuracy of calculations, and the transparency of disclosures.

In conclusion, the document emphasizes the importance of maintaining accurate records of all transactions and the need for high-quality financial reporting. It outlines the various methods and tools used to collect and analyze financial information, and discusses the role of internal controls in preventing fraud and errors. The document also addresses the challenges of financial reporting and the need for high-quality information, and discusses the importance of financial reporting in decision-making and in the context of the global economy.

REBATE REPORT

\$2,660,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2021

(Phase 4A/5A Project)

**Dated: March 19, 2021
Delivered: March 19, 2021**

**Rebate Report to the Computation Date
June 15, 2025
Reflecting Activity To
February 28, 2023**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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www.amteccorp.com

March 24, 2023

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$2,660,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2021 (Phase 4A/5A Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2025 Computation Date
Reflecting Activity from March 19, 2021 through February 28, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.005017%	102.44	(86,404.89)
Debt Service Reserve Fund	0.550922%	808.32	(5,204.00)
Capitalized Interest Fund	0.005805%	1.80	(1,320.89)
Cost of Issuance Fund	0.000000%	0.00	0.00
Totals	0.041108%	\$912.56	\$(92,929.78)
Bond Yield	3.723500%		
Rebate Computation Credits			(4,107.22)
Net Rebatable Arbitrage			\$(97,037.00)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from March 19, 2021, the date of the closing, to February 28, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 19, 2021 and February 28, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2025.

7. Computation Period

The period beginning on March 19, 2021, the date of the closing, and ending on February 28, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Project Fund	250036005
Debt Service Reserve Fund	250036003
Capitalized Interest Fund	250036007
Principal	250036002
Interest	250036001
Revenue	250036000
Prepayment	250036004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2025, is the Rebateable Arbitrage.

\$2,660,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2021
(Phase 4A/5A Project)
Delivered: March 19, 2021

Sources of Funds

Par Amount	\$2,660,000.00
Original Issue Premium	20,371.75
Total	\$2,680,371.75

Uses of Funds

Project Fund	\$2,294,934.75
Debt Service Reserve Fund	75,350.00
Capitalized Interest Fund	59,237.00
Cost of Issuance Fund	197,650.00
Underwriter's Discount	53,200.00
Total	\$2,680,371.75

PROOF OF ARBITRAGE YIELD

\$2,660,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Date	Debt Service	Present Value to 03/19/2021 @ 3.7235001760%
05/01/2021	11,207.00	11,158.87
11/01/2021	48,030.00	46,949.63
05/01/2022	103,030.00	98,871.74
11/01/2022	47,342.50	44,601.40
05/01/2023	102,342.50	94,654.71
11/01/2023	46,655.00	42,361.69
05/01/2024	101,655.00	90,613.45
11/01/2024	45,967.50	40,225.71
05/01/2025	100,967.50	86,740.77
11/01/2025	45,280.00	38,188.88
05/01/2026	105,280.00	87,169.64
11/01/2026	44,530.00	36,196.03
05/01/2027	104,530.00	83,413.83
11/01/2027	43,592.50	34,150.56
05/01/2028	103,592.50	79,671.53
11/01/2028	42,655.00	32,205.77
05/01/2029	107,655.00	79,797.04
11/01/2029	41,639.38	30,300.22
05/01/2030	106,639.38	76,181.22
11/01/2030	40,623.75	28,490.44
05/01/2031	110,623.75	76,165.17
11/01/2031	39,530.00	26,719.22
05/01/2032	109,530.00	72,680.66
11/01/2032	38,270.00	24,930.62
05/01/2033	113,270.00	72,440.00
11/01/2033	36,920.00	23,180.04
05/01/2034	111,920.00	68,984.09
11/01/2034	35,570.00	21,523.55
05/01/2035	115,570.00	68,653.73
11/01/2035	34,130.00	19,904.17
05/01/2036	114,130.00	65,342.62
11/01/2036	32,690.00	18,373.86
05/01/2037	117,690.00	64,940.26
11/01/2037	31,160.00	16,879.55
05/01/2038	121,160.00	64,433.46
11/01/2038	29,540.00	15,422.39
05/01/2039	119,540.00	61,269.34
11/01/2039	27,920.00	14,048.64
05/01/2040	122,920.00	60,719.78
11/01/2040	26,210.00	12,710.53
05/01/2041	121,210.00	57,706.38
11/01/2041	24,500.00	11,450.92
05/01/2042	124,500.00	57,125.82
11/01/2042	22,500.00	10,135.25
05/01/2043	127,500.00	56,383.37
11/01/2043	20,400.00	8,856.45
05/01/2044	130,400.00	55,577.14
11/01/2044	18,200.00	7,615.16
05/01/2045	133,200.00	54,714.26
11/01/2045	15,900.00	6,411.83
05/01/2046	135,900.00	53,801.39
11/01/2046	13,500.00	5,246.83
05/01/2047	138,500.00	52,844.72
11/01/2047	11,000.00	4,120.34
05/01/2048	141,000.00	51,849.99
11/01/2048	8,400.00	3,032.48
05/01/2049	143,400.00	50,822.55

PROOF OF ARBITRAGE YIELD

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Date	Debt Service	Present Value to 03/19/2021 @ 3.7235001760%
11/01/2049	5,700.00	1,983.22
05/01/2050	145,700.00	49,767.35
11/01/2050	2,900.00	972.46
05/01/2051	147,900.00	48,689.00
	4,513,718.26	2,680,371.75

Proceeds Summary

Delivery date	03/19/2021
Par Value	2,660,000.00
Premium (Discount)	20,371.75
Target for yield calculation	2,680,371.75

BOND DEBT SERVICE
 \$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/19/2021					
05/01/2021			11,207.00	11,207.00	11,207.00
11/01/2021			48,030.00	48,030.00	
05/01/2022	55,000	2.500%	48,030.00	103,030.00	151,060.00
11/01/2022			47,342.50	47,342.50	
05/01/2023	55,000	2.500%	47,342.50	102,342.50	149,685.00
11/01/2023			46,655.00	46,655.00	
05/01/2024	55,000	2.500%	46,655.00	101,655.00	148,310.00
11/01/2024			45,967.50	45,967.50	
05/01/2025	55,000	2.500%	45,967.50	100,967.50	146,935.00
11/01/2025			45,280.00	45,280.00	
05/01/2026	60,000	2.500%	45,280.00	105,280.00	150,560.00
11/01/2026			44,530.00	44,530.00	
05/01/2027	60,000	3.125%	44,530.00	104,530.00	149,060.00
11/01/2027			43,592.50	43,592.50	
05/01/2028	60,000	3.125%	43,592.50	103,592.50	147,185.00
11/01/2028			42,655.00	42,655.00	
05/01/2029	65,000	3.125%	42,655.00	107,655.00	150,310.00
11/01/2029			41,639.38	41,639.38	
05/01/2030	65,000	3.125%	41,639.38	106,639.38	148,278.76
11/01/2030			40,623.75	40,623.75	
05/01/2031	70,000	3.125%	40,623.75	110,623.75	151,247.50
11/01/2031			39,530.00	39,530.00	
05/01/2032	70,000	3.600%	39,530.00	109,530.00	149,060.00
11/01/2032			38,270.00	38,270.00	
05/01/2033	75,000	3.600%	38,270.00	113,270.00	151,540.00
11/01/2033			36,920.00	36,920.00	
05/01/2034	75,000	3.600%	36,920.00	111,920.00	148,840.00
11/01/2034			35,570.00	35,570.00	
05/01/2035	80,000	3.600%	35,570.00	115,570.00	151,140.00
11/01/2035			34,130.00	34,130.00	
05/01/2036	80,000	3.600%	34,130.00	114,130.00	148,260.00
11/01/2036			32,690.00	32,690.00	
05/01/2037	85,000	3.600%	32,690.00	117,690.00	150,380.00
11/01/2037			31,160.00	31,160.00	
05/01/2038	90,000	3.600%	31,160.00	121,160.00	152,320.00
11/01/2038			29,540.00	29,540.00	
05/01/2039	90,000	3.600%	29,540.00	119,540.00	149,080.00
11/01/2039			27,920.00	27,920.00	
05/01/2040	95,000	3.600%	27,920.00	122,920.00	150,840.00
11/01/2040			26,210.00	26,210.00	
05/01/2041	95,000	3.600%	26,210.00	121,210.00	147,420.00
11/01/2041			24,500.00	24,500.00	
05/01/2042	100,000	4.000%	24,500.00	124,500.00	149,000.00
11/01/2042			22,500.00	22,500.00	
05/01/2043	105,000	4.000%	22,500.00	127,500.00	150,000.00
11/01/2043			20,400.00	20,400.00	
05/01/2044	110,000	4.000%	20,400.00	130,400.00	150,800.00
11/01/2044			18,200.00	18,200.00	
05/01/2045	115,000	4.000%	18,200.00	133,200.00	151,400.00
11/01/2045			15,900.00	15,900.00	
05/01/2046	120,000	4.000%	15,900.00	135,900.00	151,800.00
11/01/2046			13,500.00	13,500.00	
05/01/2047	125,000	4.000%	13,500.00	138,500.00	152,000.00
11/01/2047			11,000.00	11,000.00	
05/01/2048	130,000	4.000%	11,000.00	141,000.00	152,000.00
11/01/2048			8,400.00	8,400.00	
05/01/2049	135,000	4.000%	8,400.00	143,400.00	151,800.00

BOND DEBT SERVICE

\$2,660,000

Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2021
(Phase 4A/5A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			5,700.00	5,700.00	
05/01/2050	140,000	4.000%	5,700.00	145,700.00	151,400.00
11/01/2050			2,900.00	2,900.00	
05/01/2051	145,000	4.000%	2,900.00	147,900.00	150,800.00
	2,660,000		1,853,718.26	4,513,718.26	4,513,718.26

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-2,294,934.75	-2,683,409.49
08/27/21		-18,839.97	-21,675.29
08/30/21		635,166.95	730,531.57
09/28/21		1,125.00	1,290.20
09/28/21		745.00	854.40
09/28/21		105.00	120.42
02/07/22		1,035.00	1,171.40
04/08/22		1,675,691.38	1,884,702.29
02/28/23	Bal	8.81	9.59
02/28/23	Acc	0.02	0.02

06/15/25	TOTALS:	102.44	-86,404.89

ISSUE DATE:	03/19/21	REBATABL ARBITRAGE:	-86,404.89
COMP DATE:	06/15/25	NET INCOME:	102.44
BOND YIELD:	3.723500%	TAX INV YIELD:	0.005017%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-75,350.00	-88,104.86
04/02/21		0.13	0.15
05/04/21		0.31	0.36
06/02/21		0.32	0.37
07/02/21		0.31	0.36
08/03/21		0.32	0.37
09/02/21		0.32	0.37
10/04/21		0.31	0.36
11/02/21		0.32	0.37
12/02/21		0.31	0.35
01/04/22		0.32	0.36
02/02/22		0.32	0.36
03/02/22		0.29	0.33
04/04/22		0.32	0.36
05/03/22		0.31	0.35
06/02/22		0.32	0.36
07/05/22		0.31	0.35
08/02/22		0.32	0.36
09/02/22		49.70	55.08
10/04/22		92.90	102.62
11/02/22		113.95	125.51
12/02/22		120.77	132.62
01/04/23		140.79	154.09
02/02/23		149.77	163.45
02/28/23	Bal	75,350.00	82,014.37
02/28/23	Acc	135.28	147.24

06/15/25	TOTALS:	808.32	-5,204.00

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	-5,204.00
COMP DATE:	06/15/25	NET INCOME:	808.32
BOND YIELD:	3.723500%	TAX INV YIELD:	0.550922%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21		-59,237.00	-69,264.33
04/02/21		-0.13	-0.15
05/03/21		11,207.01	13,045.12
05/04/21		-0.31	-0.36
06/02/21		-0.32	-0.37
07/01/21		-0.31	-0.36
08/03/21		-0.32	-0.37
09/02/21		-0.32	-0.37
10/04/21		-0.31	-0.36
11/01/21		48,030.00	54,897.02
11/02/21		-0.32	-0.37
12/02/21		-0.31	-0.35
01/04/22		-0.32	-0.36
02/02/22		-0.32	-0.36
03/02/22		-0.29	-0.33
04/04/22		-0.32	-0.36
05/02/22		5.45	6.11
05/03/22		-0.31	-0.35
06/02/22		-0.32	-0.36
07/05/22		-0.31	-0.35
08/02/22		-0.32	-0.36
09/02/22		-49.70	-55.08
10/04/22		-92.90	-102.62
10/28/22		143.92	158.59
11/02/22		-113.95	-125.51
11/02/22		0.18	0.20
11/04/22		113.95	125.49

06/15/25	TOTALS:	1.80	-1,320.89

ISSUE DATE: 03/19/21 REBATABLE ARBITRAGE: -1,320.89
 COMP DATE: 06/15/25 NET INCOME: 1.80
 BOND YIELD: 3.723500% TAX INV YIELD: 0.005805%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-197,650.00	-231,107.17
03/19/21		197,650.00	231,107.17

06/15/25	TOTALS:	0.00	0.00

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	0.00
COMP DATE:	06/15/25	NET INCOME:	0.00
BOND YIELD:	3.723500%	TAX INV YIELD:	0.000000%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
06/15/21		-1,780.00	-2,063.05
06/15/22		-1,830.00	-2,044.17

06/15/25	TOTALS:	-3,610.00	-4,107.22

ISSUE DATE: 03/19/21 REBATABLE ARBITRAGE: -4,107.22
 COMP DATE: 06/15/25
 BOND YIELD: 3.723500%

SECTION IX

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
AND DANIEL FITZPATRICK AND SUZANNE LAROCHELLE**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 19th day of April, 2023, by and between:

Tohoqua Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Kissimmee, Florida, and whose mailing address is 219 E. Livingston St, Orlando, Florida 32801 (the “District”); and

Daniel Fitzpatrick and Suzanne Larochelle whose mailing address is 2604 Blowing Breeze Avenue, Kissimmee, FL 34744 (“Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by an ordinance of Osceola County, Florida, County Commission, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in the City of St. Cloud, Florida, more particularly described in Plat Book 30, Pages 124-129 Tract C Stormwater of the Public Records of Osceola County, Florida (Parcel ID 05-26-30-5344-0001-00C0 (collectively, the “District Property”);

WHEREAS, Homeowner is the owner of the property within the District having the address of 2604 Blowing Breeze Avenue, Kissimmee, FL 34744, with a legal description of Lot 114, Tohoqua Community Phase 4A as recorded in Plat Book 30 Pages 124-129, of the Public Records of Osceola County, Florida (Parcel ID 05-26-30-5344-0001-1140) (the “Homeowner’s Property”);

WHEREAS, Homeowner has requested that the District grant to it a temporary, non-exclusive easement over a portion of the District Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool and deck in the rear yard at Homeowner’s Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement is requested consists of a portion of **Tract C Stormwater no more than a twenty (20’) foot wide area measured from the northwest property line extending to the southeast corner and no further than the eastern boundary** of the Homeowner’s Property (the “Easement Property”), which Easement Property is more particularly shown in **Exhibit A**, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the purpose of Homeowner gaining access to his lot for the purpose of constructing a swimming pool and deck in the rear yard at Homeowner's Property (the "Easement"). The Homeowner agrees and acknowledges that, while the District believes it is the owner of the Easement Property depicted on **Exhibit A**, the District has not verified such ownership and makes no representations or warranties regarding such ownership. It shall be the Homeowner's responsibility to confirm property-ownership to ensure that Homeowner is not using property over which it has not been granted legal access. Additionally, Homeowner agrees and acknowledges that the District makes no representations or warranties that the Easement Property is wide enough or suitable for the Homeowner's needs. To the extent there is any discrepancy in ownership or if the Easement Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner and its contractors assume any and all risk and liability associated with trespassing or any other unauthorized use of non-District-owned property. Homeowner shall be responsible for securing all required permits from the City of St. Cloud or any other governmental entity or agency having jurisdiction thereof in connection with the construction of the swimming pool and deck in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property

3. TERM. Homeowner shall be permitted to use the Easement until the earlier of the completion of construction of the swimming pool and deck in the rear yard at Homeowner's Property or one hundred eighty (180) days from the date of this Easement, at which time the Easement shall terminate.

4. INDEMNIFICATION.

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowner, his agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. **DAMAGE.** In the event that Homeowner, his respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner.

While access is granted, Holland Pools needs to put a silt fence to avoid any soil erosion in order to protect the adjacent pond, sidewalk and street. Holland Pools shall mitigate any damaged soil. Furthermore, the access area needs to be cleaned on a daily basis at the end of each workday.

6. **DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Daniel Fitzpatrick and Suzanne Larochelle
2604 Blowing Breeze Avenue
Kissimmee, FL 34744

To the District: Tohoqua Community Development District
219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, FL 32801
Attn: Kristen Trucco

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESS:



Print name: Brittany Brooks

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**



George Flint,
District Manager

Date: 4/25/2023

**HOMEOWNERS – DANIEL
FITZPATRICK AND SUZANNE
LAROCHELLE**

WITNESSES:



Print name: Kathy Nguyen



Print name: Ashley Sanchez



Daniel Fitzpatrick



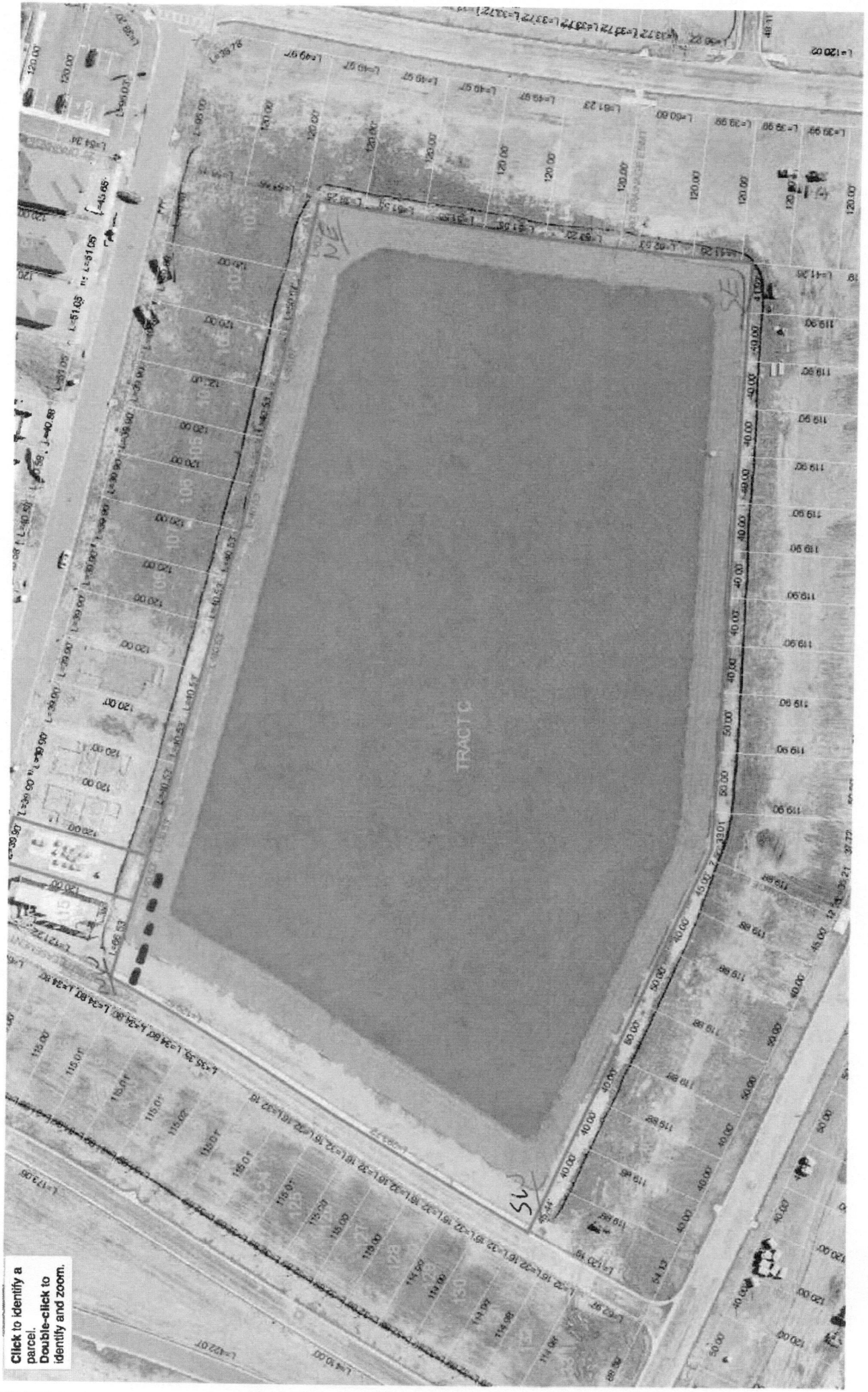
Suzanne Larochelle

Date: 4-25-2023

Exhibit A
The Easement Property

TOHOQUA COMMUNITY – PHASE 4A PB 30 PGS 124-129 TRACT C STORMWATER
(NW corner pond bank portion only)

Click to identify a parcel.
Double-click to identify and zoom.



SECTION X

SECTION C

SECTION 1

Tohoqua Community Development District

Summary of Check Register

February 1, 2023 through March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	2/7/23	658 - 661	\$ 1,900.00
	2/15/23	662 - 672	\$ 19,915.73
	2/16/23	673 - 676	\$ 6,304.21
	2/28/23	677 - 682	\$ 13,373.67
	3/8/23	683 - 688	\$ 20,596.67
	3/16/23	689	\$ 21,972.37
	3/17/23	690 - 694	\$ 23,736.78
	3/23/23	695 - 697	\$ 14,302.85
	3/30/23	698 - 701	\$ 54,888.83
	3/31/23	702	\$ 5,943.33
Total Amount			\$ 182,934.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/23	00041	4/01/23	16077	202301	300-15500-10000			SPECIAL EVENTS / EASTER CAPTAIN CARNIVAL	*	1,500.00	1,500.00	000658
2/07/23	00063	1/31/23	017607	202301	330-53800-48800			SECURITY MONITORING-JAN23 MODERN SECURITY SYSTEM, LLC	*	35.00	35.00	000659
2/07/23	00064	1/25/23	20643286	202301	320-53800-47100			PEST CONTROL - JAN 23 TURNER PEST CONTROL, LLC	*	65.00	65.00	000660
2/07/23	00060	1/19/23	161	202301	330-53800-48000			SPRING BREAK KIDS PAINT TIFFANIE MAAS	*	300.00	300.00	000661
2/15/23	00057	1/27/23	5213	202301	320-53800-47800			RESET SIGNS AT COMMUNITY BERRY CONSTRUCTION OF	*	2,280.00	2,280.00	000662
2/15/23	00065	1/31/23	INV-2021	202301	300-15500-10000			END OF SCHOOL YEAR - 5/26 BUBBLE BUS ORLANDO	*	225.00	225.00	000663
2/15/23	00061	1/31/23	14	202301	300-15500-10000			HEALTH & FIT SEMINAR-4/15 CAPITAL GAINZ ENTERPRISE, LLC	*	200.00	200.00	000664
2/15/23	99999	2/15/23	VOID	202302	000-00000-00000			VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	000665
2/15/23	00002	2/01/23	259	202212	310-51300-34000			MANAGEMENT FEES - FEB 23	*	3,333.33		
		2/01/23	259	202212	310-51300-35200			WEBSITE MANAGEMENT-FEB 23	*	100.00		
		2/01/23	259	202212	310-51300-35100			INFORMATION TECH - FEB 23	*	150.00		
		2/01/23	259	202212	310-51300-31300			DISSEMINATION SVCS-FEB 23	*	1,250.00		
		2/01/23	259	202212	320-53800-12300			FACILITY MAINT - FEB 23	*	4,416.67		
		2/01/23	259	202212	310-51300-51000			OFFICE SUPPLIES	*	.81		
		2/01/23	259	202212	310-51300-42000			POSTAGE	*	16.22		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/23		259	COPIES	202212	310	51300	42500			*	172.80		
2/01/23		260	FIELD MANAGEMENT - FEB 23	202302	320	53800	12000			*	1,802.50		
2/01/23		260	POSTAGE	202302	310	51300	42000			*	9.44		
2/01/23		260	HOLIDAY LIGHTS	202302	330	53800	48900			*	95.44		
2/01/23		260	SIGNADE - NO FISHING	202302	320	53800	51200			*	63.02		
2/01/23		260	EVENTS - TECHNICIAN	202302	330	53800	48000			*	522.22		
2/01/23		260	AMENITY REPAIRS AND MAINT	202302	330	53800	48200			*	644.14		
2/01/23		260	AMENITY OFFICE SUPPLIES	202302	330	53800	48100			*	23.21		
2/01/23		260	EVENTS - RETURN	202302	330	53800	48000			*	122.23		
2/01/23		260	OPERATING SUPPLIES	202302	330	53800	49200			*	18.87		
GOVERNMENTAL MANAGEMENT SERVICES											12,496.44	000666	
2/15/23	00042	3/11/23	14424	202302	300	15500	10000		ICE CREAM SOCIAL - 03/11	*	726.49		
ICE TWISTER CATERING AND EVENTS											726.49	000667	
2/15/23	00006	1/30/23	17-188(7	202212	310	51300	31100		ENGINEER SERVICES-DEC 22	*	225.00		
POULOS & BENNETT, LLC											225.00	000668	
2/15/23	00040	2/03/23	141445	202302	330	53800	49200		DOGIPOT PET STATION SUPPL	*	696.90		
PROPET DISTRIBUTORS INC.											696.90	000669	
2/15/23	00024	2/01/23	8594	202302	320	53800	47200		POOL MAINTENANCE - FEB 23	*	1,735.00		
ROBERTS POOL SRVC AND REPAIR INC											1,735.00	000670	
2/15/23	00026	1/30/23	395689	202301	330	53800	53000		LIFE RING / THROW LINE	*	179.90		
		1/30/23	395851	202301	330	53800	53000		SULFUR ACID	*	164.00		
		2/06/23	395906	202302	320	53800	51200		FLORIDA POOL RULES SIGN	*	67.00		
SPIES POOL, LLC											410.90	000671	
TQUA TOHOQUA CDD MBYINGTON													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/23	00052	2/01/23	1534	202302	320	53800	46300		POND MAINT/ANALYSIS TEST SUNSHINE LAND MANAGEMENT CORP.	*	920.00	920.00	000672
2/16/23	00006	10/28/22	17-188(6	202209	310	51300	31100		ENGINEER SERVICES-SEP 22 POULOS & BENNETT, LLC	*	3,765.00	3,765.00	000673
2/16/23	00010	2/15/23	02152023	202302	300	20700	10300		SER20 PH2 REQ3 REIMB CNST TOHOQUA CDD C/O USBANK	*	241.25	241.25	000674
2/16/23	00039	2/08/23	23617884	202302	330	53800	49200		TOILET TISSUE (2)80 CT. W.B.MASON CO.INC	*	155.96	155.96	000675
2/16/23	00032	2/09/23	23-1244	202301	320	53800	46700		JANITORIAL SVCS - JAN 23 WESTWOOD INTERIOR CLEANING INC.	*	2,142.00	2,142.00	000676
2/28/23	00072	2/09/23	02092023	202302	300	20700	10100		REFUND-RENTAL CANCEL BRENDA VEGA	*	250.00	250.00	000677
2/28/23	00022	2/03/23	67	202302	330	53800	11000		AMENITY MANAGEMENT-FEB 23 COMMUNITY ASSOCIATION AND LIFESTYLE	*	10,416.67	10,416.67	000678
2/28/23	00074	2/20/23	02202023	202302	300	20700	10100		CLUBHOUSE DEPOSIT RETURN CELESTE HOEH	*	250.00	250.00	000679
2/28/23	00064	2/24/23	20744431	202302	320	53800	47100		PEST CONTROL - FEB 23 TURNER PEST CONTROL, LLC	*	65.00	65.00	000680
2/28/23	00032	2/08/23	23-1192	202212	320	53800	46700		JANITORIAL SVCS - DEC 22 WESTWOOD INTERIOR CLEANING INC.	*	2,142.00	2,142.00	000681
2/28/23	00073	2/20/23	02202023	202302	300	20700	10100		CLUBHOUSE DEPOSIT RETURN YVENIS PENA	*	250.00	250.00	000682
3/08/23	00022	3/01/23	68	202303	330	53800	11000		AMENITY MANAGEMENT-MAR 23 COMMUNITY ASSOCIATION AND LIFESTYLE	*	10,416.67	10,416.67	000683

TQUA TOHOQUA CDD MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/23	00040	3/01/23	141664	202303	330	53800	49200		INST.4 PET STATIONS/POST	*	1,880.00		
PROPET DISTRIBUTORS INC.											1,880.00	000684	
3/08/23	00024	3/01/23	8658	202303	320	53800	47200		POOL MAINTENANCE - MAR 23	*	1,735.00		
ROBERTS POOL SRVC AND REPAIR INC											1,735.00	000685	
3/08/23	00052	3/01/23	1568	202303	320	53800	46300		POND MAINT/ANALYSIS TEST	*	920.00		
SUNSHINE LAND MANAGEMENT CORP.											920.00	000686	
3/08/23	00033	1/31/23	ULS-3682	202301	320	53800	46200		MONTHLY MAINTENANCE-DEC22	*	3,885.00		
UNITED LAND SERVICES											3,885.00	000687	
3/08/23	00032	12/07/22	22-4168	202210	320	53800	46700		JANITORIAL SVCS - OCT 22	*	1,760.00		
WESTWOOD INTERIOR CLEANING INC.											1,760.00	000688	
3/16/23	00010	3/16/23	03162023	202303	300	20700	10000		ASSMNT TRANSFER-SER18	*	6,976.35		
		3/16/23	03162023	202303	300	20700	10000		ASSMNT TRANSFER-SER21 PH2	*	7,347.38		
		3/16/23	03162023	202303	300	20700	10000		ASSMNT TRNSFR-SER21 PH4/5	*	7,648.64		
TOHOQUA CDD C/O USBANK											21,972.37	000689	
3/17/23	00002	3/01/23	261	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,333.33		
		3/01/23	261	202303	310	51300	35200		WEBSITE MANAGEMENT-MAR 23	*	100.00		
		3/01/23	261	202303	310	51300	35100		INFORMATION TECH - MAR 23	*	150.00		
		3/01/23	261	202303	310	51300	31300		DISSEMINATION SVCS-MAR 23	*	1,250.00		
		3/01/23	261	202303	310	51300	51000		OFFICE SUPPLIES	*	.60		
		3/01/23	261	202303	310	51300	42000		POSTAGE	*	21.21		
		3/01/23	261	202303	310	51300	42500		COPIES	*	222.60		
		3/01/23	263	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	1,802.50		
GOVERNMENTAL MANAGEMENT SERVICES											6,880.24	000690	

TQUA TOHOQUA CDD MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/23	00063	2/28/23	017780	202302	330	53800	48800		SECURITY MONITORING-FEB23	*	35.00		
									MODERN SECURITY SYSTEM, LLC			35.00	000691
3/17/23	00026	3/03/23	397204	202303	330	53800	53000		SULFURIC ACID/POOL ACID	*	530.00		
		3/03/23	397340	202303	330	53800	53000		BULK BLEACH / DELIVERY	*	1,650.00		
									SPIES POOL, LLC			2,180.00	000692
3/17/23	00033	11/30/22	ULS-3652	202211	320	53800	46400		STORM CLEAN UP/TREE KITS	*	10,040.00		
		1/02/23	ULS-3661	202301	320	53800	46200		TOHOQUA PH 6 MAINT-JAN 23	*	4,336.00		
									UNITED LAND SERVICES			14,376.00	000693
3/17/23	00039	2/16/23	23637548	202302	330	53800	49200		C FOLD PAPER TOWEL 16 PK	*	355.84		
		2/16/23	23637548	202302	330	53800	49200		C FOLD PAPER TOWEL 16 PK	*	311.36		
		2/21/23	23647157	202302	330	53800	49200		C FOLD TOWEL PAPER	*	221.06		
									W.B.MASON CO.INC			265.54	000694
3/23/23	00004	2/03/23	109543	202301	310	51300	31500		RVW/CONTRACTION/PETITION	*	784.00		
		3/07/23	110126	202302	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	308.00		
		3/07/23	110127	202302	310	51300	31500		CONTRACTION/PETITION	*	700.00		
									LATHAM, LUNA, EDEN & BEAUDINE,LLP			1,792.00	000695
3/23/23	00006	2/28/23	17-188(7	202301	310	51300	31100		ENGINEER SERVICES-JAN 23	*	510.85		
									POULOS & BENNETT, LLC			510.85	000696
3/23/23	00075	3/17/23	1845	202303	320	53800	49000		PRESSURE WASH AND TREAT	*	12,000.00		
									PRESSURE WASH THIS			12,000.00	000697
3/30/23	00062	3/24/23	6641-03-	202303	310	51300	31200		ARBITRAGE-SER.2021 PH2	*	450.00		
		3/24/23	6642-03-	202303	310	51300	31200		ARBITRAGE-SER.2021 4A/5A	*	450.00		
									AMTEC			900.00	000698

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/30/23	00035	3/05/23	171389	202302	320	53800	47500		SEMIANNUAL MONITORING	*	3,000.00		
		3/05/23	171389	202302	320	53800	47500		ANNUAL MITIGATION REPORT	*	3,600.00		
		3/05/23	171389	202302	320	53800	47300		WETLAND MAINT-FEB23	*	1,800.00		
BIO-TECH CONSULTING INC.											8,400.00	000699	
3/30/23	99999	3/30/23	VOID	202303	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	000700	
3/30/23	00033	2/28/23	16591	202302	320	53800	46200		LANDSCAPE ADD POND-FEB 23	*	700.00		
		2/28/23	18330	202302	320	53800	46200		TOH 1ST AMND PH2,3-FEB 23	*	4,323.00		
		2/28/23	18331	202302	320	53800	46200		LANDSCPE CROSS PRA-FEB 23	*	3,668.33		
		2/28/23	18332	202302	320	53800	46200		LANDSCAPE PH1/POND-FEB 23	*	5,943.33		
		2/28/23	18333	202302	320	53800	46200		TOHOQUA AMENITY - FEB 23	*	1,743.75		
		2/28/23	18335	202302	320	53800	46200		LNDSCP E CROSS PRA-FEB 23	*	3,885.00		
		2/28/23	18336	202302	320	53800	46200		TOHOQUA PH 6 MAINT-FEB 23	*	4,336.00		
		2/28/23	18337	202302	320	53800	46200		LANDSCAPE AMEN POND-FEB23	*	1,166.67		
		3/16/23	18726	202303	320	53800	46200		TOH 1ST AMND PH2,3-MAR 23	*	4,323.00		
		3/16/23	18727	202303	320	53800	46200		LANDSCPE CROSS PRA-MAR 23	*	3,668.33		
		3/16/23	18729	202303	320	53800	46200		LANDSCAPE ADD POND-MAR 23	*	700.00		
		3/16/23	18732	202303	320	53800	46200		TOHOQUA AMENITY - MAR 23	*	1,743.75		
		3/16/23	18733	202303	320	53800	46200		LANDSCAPE AMEN POND-MAR23	*	1,166.67		
		3/16/23	18734	202303	320	53800	46200		LNDSCP E CROSS PRA-MAR 23	*	3,885.00		
		3/16/23	18735	202303	320	53800	46200		TOHOQUA PH 6 MAINT-MAR 23	*	4,336.00		
UNITED LAND SERVICES											45,588.83	000701	
3/31/23	00033	3/08/23	17570	202303	320	53800	46200		LANDSCAPE MAINT PH1-MAR23	*	5,943.33		
UNITED LAND SERVICES											5,943.33	000702	
TOTAL FOR BANK A											182,934.44		
TQUA TOHOQUA CDD MBYINGTON													

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
March 31, 2023



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Tohoqua
Community Development District
Combined Balance Sheet
March 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 1,002,655	\$ -	\$ -	\$ 1,002,655
Investments				
<u>Series 2018</u>				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 158,239	\$ -	\$ 158,239
Construction	\$ -	\$ -	\$ 12,785	\$ 12,785
<u>Series 2021 Phase 2</u>				
Reserve	\$ -	\$ 72,381	\$ -	\$ 72,381
Revenue	\$ -	\$ 145,901	\$ -	\$ 145,901
Construction	\$ -	\$ -	\$ 235	\$ 235
<u>Series 2021 Phase 4A/5A</u>				
Reserve	\$ -	\$ 75,350	\$ -	\$ 75,350
Revenue	\$ -	\$ 150,015	\$ -	\$ 150,015
Construction	\$ -	\$ -	\$ 9	\$ 9
<u>Series 2022 Phase 3A/6A</u>				
Reserve	\$ -	\$ 76,012	\$ -	\$ 76,012
Capital Interest	\$ -	\$ 120,254	\$ -	\$ 120,254
Construction	\$ -	\$ -	\$ 1,719,089	\$ 1,719,089
Cost of Issuance	\$ -	\$ -	\$ 12,275	\$ 12,275
<u>Series 2023 Phase 4B/5B</u>				
Reserve	\$ -	\$ 77,100	\$ -	\$ 77,100
Capital Interest	\$ -	\$ 75,619	\$ -	\$ 75,619
Cost of Issuance	\$ -	\$ -	\$ 13,574	\$ 13,574
Due From General Fund	\$ -	\$ -	\$ 241	\$ 241
Due From Other	\$ 31	\$ -	\$ -	\$ 31
Prepaid Expenses	\$ 4,650	\$ -	\$ -	\$ 4,650
Total Assets	\$ 1,007,336	\$ 1,019,910	\$ 1,758,207	\$ 3,785,453
Liabilities:				
Accounts Payable	\$ 17,820	\$ -	\$ -	\$ 17,820
Total Liabilities	\$ 17,820	\$ -	\$ -	\$ 17,820
Fund Balances:				
Nonspendable:				
Deposits & Prepaid Items	\$ 4,650	\$ -	\$ -	\$ 4,650
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 227,278	\$ -	\$ 227,278
Debt Service - Series 2021 Phase 2	\$ -	\$ 218,282	\$ -	\$ 218,282
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 225,365	\$ -	\$ 225,365
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 196,267	\$ -	\$ 196,267
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 152,719	\$ -	\$ 152,719
Capital Projects	\$ -	\$ -	\$ 1,758,207	\$ 1,758,207
Unassigned	\$ 984,865	\$ -	\$ -	\$ 984,865
Total Fund Balances	\$ 989,515	\$ 1,019,910	\$ 1,758,207	\$ 3,767,633
Total Liabilities & Fund Balance	\$ 1,007,336	\$ 1,019,910	\$ 1,758,207	\$ 3,785,453

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Assessments - Tax Collector	\$ 660,211	\$ 650,363	\$ 650,363	\$ -
Assessments - Direct	\$ 627,647	\$ 561,958	\$ 561,958	\$ -
Developer Contributions	\$ 115,016	\$ -	\$ -	\$ -
Special Events Revenue	\$ 12,000	\$ 6,000	\$ 12,296	\$ 6,296
Total Revenues	\$ 1,414,873	\$ 1,218,320	\$ 1,224,616	\$ 6,296
Expenditures				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,800	\$ 4,200
FICA Expense	\$ 918	\$ 459	\$ 138	\$ 321
Engineering	\$ 12,000	\$ 6,000	\$ 4,498	\$ 1,502
Attorney	\$ 25,000	\$ 12,500	\$ 9,801	\$ 2,699
Annual Audit	\$ 7,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Arbitrage	\$ 2,250	\$ 900	\$ 900	\$ -
Dissemination	\$ 15,000	\$ 7,500	\$ 7,083	\$ 417
Trustee Fees	\$ 18,587	\$ 7,058	\$ 7,058	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 0
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage	\$ 1,000	\$ 500	\$ 105	\$ 395
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 3,000	\$ 1,500	\$ 1,224	\$ 276
Legal Advertising	\$ 3,800	\$ 1,900	\$ -	\$ 1,900
Other Current Charges	\$ 2,500	\$ 1,250	\$ 237	\$ 1,013
Office Supplies	\$ 625	\$ 313	\$ 3	\$ 309
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 164,439	\$ 84,388	\$ 70,510	\$ 13,879
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 21,630	\$ 10,815	\$ 10,815	\$ -
Amenities Management	\$ 125,000	\$ 62,500	\$ 62,500	\$ (0)
Landscape Maintenance	\$ 483,172	\$ 241,586	\$ 154,596	\$ 86,990
Lake Maintenance	\$ 35,000	\$ 17,500	\$ 5,520	\$ 11,980
Wetland Maintenance	\$ 12,100	\$ 6,050	\$ 1,800	\$ 4,250
Wetland Mitigation Reporting	\$ 9,600	\$ 4,800	\$ 6,600	\$ (1,800)
Pool Maintenance	\$ 20,820	\$ 10,410	\$ 11,160	\$ (750)
Pest Control	\$ 780	\$ 390	\$ 390	\$ -
Janitorial Services	\$ 30,000	\$ 15,000	\$ 9,934	\$ 5,066
Subtotal Contract Services	\$ 738,102	\$ 369,051	\$ 263,316	\$ 105,736

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Repairs & Maintenance				
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 10,040	\$ 2,460
Irrigation Repairs	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Stormwater Inspections	\$ 12,900	\$ 6,450	\$ -	\$ 6,450
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 34	\$ 4,966
Alley & Sidewalk Maintenance	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Signage	\$ 1,500	\$ 750	\$ -	\$ 750
Walls & Monument Repair	\$ 1,500	\$ 750	\$ -	\$ 750
Fencing	\$ 1,500	\$ 750	\$ -	\$ 750
Subtotal Repairs & Maintenance	\$ 58,400	\$ 29,200	\$ 10,074	\$ 19,126
Utilities				
Pool - Electric	\$ 21,120	\$ 10,560	\$ 16,014	\$ (5,454)
Pool - Water	\$ 9,240	\$ 4,620	\$ 5,500	\$ (880)
Electric	\$ 2,500	\$ 1,250	\$ 504	\$ 746
Water & Sewer	\$ 70,000	\$ 35,000	\$ 32,732	\$ 2,268
Streetlights	\$ 150,000	\$ 75,000	\$ 35,460	\$ 39,540
Subtotal Utilities	\$ 252,860	\$ 126,430	\$ 90,211	\$ 36,219
Amenities				
Property Insurance	\$ 27,665	\$ 27,665	\$ 25,365	\$ 2,300
Pool Attendants	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Facility Maintenance	\$ 53,000	\$ 26,500	\$ 22,083	\$ 4,417
Pool Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 13,983	\$ (6,483)
Pool Permits	\$ 325	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Fire Alarm & Security Monitoring	\$ 420	\$ 210	\$ 175	\$ 35
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Fire Extinguisher Inspections	\$ 100	\$ 50	\$ -	\$ 50
Amenity Signage	\$ 2,000	\$ 1,000	\$ 2,445	\$ (1,445)
Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 2,244	\$ 256
Office Supplies	\$ 1,000	\$ 500	\$ 263	\$ 237
Operating Supplies	\$ 5,000	\$ 2,500	\$ 3,643	\$ (1,143)
Special Events	\$ 18,000	\$ 9,000	\$ 11,746	\$ (2,746)
Termite Bond	\$ 300	\$ 150	\$ -	\$ 150
Holiday Décor	\$ 12,500	\$ 6,250	\$ 5,195	\$ 1,055
Subtotal Amenities	\$ 160,810	\$ 94,075	\$ 87,143	\$ 6,932
Other				
Contingency	\$ 25,000	\$ 25,000	\$ 45,524	\$ 20,524
Subtotal Other	\$ 25,000	\$ 25,000	\$ 45,524	\$ 20,524
Total Operations & Maintenance	\$ 1,235,172	\$ 643,756	\$ 496,267	\$ 188,536
Total Expenditures	\$ 1,399,611	\$ 728,144	\$ 566,777	\$ 202,415
Excess (Deficiency) of Revenues over Expenditures	\$ 15,262		\$ 657,839	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	\$ (15,262)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (15,262)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 657,839	
Fund Balance - Beginning	\$ -		\$ 331,676	
Fund Balance - Ending	\$ 0		\$ 989,515	

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 135,404	\$ 135,404	\$ -
Interest Income	\$ -	\$ -	\$ 1,282	\$ 1,282
Total Revenues	\$ 137,458	\$ 135,404	\$ 136,687	\$ 1,282
Expenditures:				
Interest Payment - 11/01	\$ 48,008	\$ 48,008	\$ 48,008	\$ -
Principal Payment - 5/01	\$ 40,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 48,008	\$ -	\$ -	\$ -
Total Expenditures	\$ 136,015	\$ 48,008	\$ 48,008	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,443		\$ 88,679	
Fund Balance - Beginning	\$ 68,361		\$ 138,599	
Fund Balance - Ending	\$ 69,804		\$ 227,278	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 142,606	\$ 142,606	\$ -
Interest Income	\$ -	\$ -	\$ 1,124	\$ 1,124
Total Revenues	\$ 144,764	\$ 142,606	\$ 143,729	\$ 1,124
Expenditures:				
Interest Payment - 11/01	\$ 44,369	\$ 44,369	\$ 44,369	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 44,369	\$ -	\$ -	\$ -
Total Expenditures	\$ 143,738	\$ 44,369	\$ 44,369	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,027		\$ 99,361	
Fund Balance - Beginning	\$ 45,296		\$ 118,922	
Fund Balance - Ending	\$ 46,323		\$ 218,282	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Assessments - Tax Roll	\$ 150,700	\$ 148,453	\$ 148,453	\$ -
Interest Income	\$ -	\$ -	\$ 1,164	\$ 1,164
Total Revenues	\$ 150,700	\$ 148,453	\$ 149,617	\$ 1,164
Expenditures:				
Interest Payment - 11/01	\$ 47,343	\$ 47,343	\$ 47,343	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 47,343	\$ -	\$ -	\$ -
Total Expenditures	\$ 149,685	\$ 47,343	\$ 47,343	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,015		\$ 102,274	
Fund Balance - Beginning	\$ 47,678		\$ 123,090	
Fund Balance - Ending	\$ 48,693		\$ 225,365	

Tohoqua
Community Development District
Debt Service Fund - Series 2022 Phase 3A/6A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1,387	\$ 1,387
Total Revenues	\$ -	\$ -	\$ 1,387	\$ 1,387
Expenditures:				
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,387	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 194,879	\$ 194,879
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 194,879	\$ 194,879
Net Change in Fund Balance	\$ -	\$ -	\$ 196,267	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 196,267	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 152,719	\$ 152,719
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 152,719	\$ 152,719
Net Change in Fund Balance	\$ -	\$ -	\$ 152,719	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 152,719	\$ -

Tohoqua

Community Development District

Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Series 2018	Series 2021 Phase 2	Series 2021 Phase 4A/5A	Series 2022 Phase 3A/6A	Series 2023 Phase 4B/5B	Total
Revenues						
Interest	\$ 127	\$ 2	\$ 0	\$ 12,293	\$ -	\$ 12,422
Total Revenues	\$ 127	\$ 2	\$ 0	\$ 12,293	\$ -	\$ 12,422
Expenditures:						
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 1,833,587	\$ 1,833,587
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ 206,050	\$ 179,800	\$ 385,850
Total Expenditures	\$ -	\$ -	\$ -	\$ 206,050	\$ 2,013,387	\$ 2,219,437
Excess (Deficiency) of Revenues over Expenditures	\$ 127	\$ 2	\$ 0	\$ (193,757)	\$ (2,013,387)	\$ (2,207,015)
Other Financing Sources/(Uses)						
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,925,121	\$ 2,026,961	\$ 3,952,082
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 1,925,121	\$ 2,026,961	\$ 3,952,082
Net Change in Fund Balance	\$ 127	\$ 2	\$ 0	\$ 1,731,364	\$ 13,574	\$ 1,745,067
Fund Balance - Beginning	\$ 12,657	\$ 474	\$ 9	\$ -	\$ -	\$ 13,140
Fund Balance - Ending	\$ 12,785	\$ 477	\$ 9	\$ 1,731,364	\$ 13,574	\$ 1,758,207

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	\$ -	\$ 21,134	\$ 588,493	\$ 7,228	\$ 30,416	\$ 3,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,363
Assessments - Direct	\$ -	\$ 497,155	\$ -	\$ -	\$ 64,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,958
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events Revenue	\$ 1,140	\$ 410	\$ 900	\$ 2,180	\$ 370	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,296
Total Revenues	\$ 1,140	\$ 518,699	\$ 589,393	\$ 9,408	\$ 95,588	\$ 10,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,616
Expenditures													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ 46	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ 467	\$ 737	\$ 225	\$ 511	\$ 2,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,498
Attorney	\$ 2,037	\$ 2,542	\$ 1,988	\$ 2,226	\$ 1,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,801
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 833	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,083
Trustee Fees	\$ 4,889	\$ -	\$ -	\$ -	\$ -	\$ 2,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,058
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 13	\$ 13	\$ 42	\$ 7	\$ 9	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ 218	\$ 146	\$ 207	\$ 257	\$ 173	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 39	\$ 40	\$ 39	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
Office Supplies	\$ 0	\$ 1	\$ 1	\$ 0	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 28,890	\$ 8,311	\$ 7,982	\$ 8,520	\$ 8,621	\$ 8,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,510
Operations & Maintenance													
Contract Services													
Field Management	\$ 1,803	\$ 1,803	\$ 1,803	\$ 1,803	\$ 1,803	\$ 1,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,815
Amenities Management	\$ 10,417	\$ 10,417	\$ 10,417	\$ 10,417	\$ 10,417	\$ 10,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,500
Landscape Maintenance	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ 25,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,596
Lake Maintenance	\$ 920	\$ 920	\$ 920	\$ 920	\$ 920	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,520
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Pool Maintenance	\$ 2,085	\$ 2,135	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,160
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
Janitorial Services	\$ 1,760	\$ 1,986	\$ 2,142	\$ 2,142	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,934
Subtotal Contract Services	\$ 42,815	\$ 43,091	\$ 42,847	\$ 42,847	\$ 51,009	\$ 40,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,316

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ 10,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,040
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ 27	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ -	\$ 10,040	\$ 27	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,074
Utilities													
Pool - Electric	\$ 5,487	\$ 2,788	\$ -	\$ 5,154	\$ -	\$ 2,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,014
Pool - Water	\$ 875	\$ 706	\$ 1,030	\$ 861	\$ 975	\$ 1,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Electric	\$ 39	\$ 360	\$ -	\$ 44	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504
Water & Sewer	\$ 2,246	\$ 1,347	\$ 8,055	\$ 4,012	\$ 13,321	\$ 3,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,732
Streetlights	\$ 11,769	\$ 5,954	\$ -	\$ 11,802	\$ -	\$ 5,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,460
Subtotal Utilities	\$ 20,417	\$ 11,155	\$ 9,085	\$ 21,874	\$ 14,296	\$ 13,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,211
Amenities													
Property Insurance	\$ 25,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,365
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Maintenance	\$ 4,417	\$ 4,417	\$ 4,417	\$ 4,417	\$ 4,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,083
Pool Repairs & Maintenance	\$ 5,366	\$ 1,689	\$ 1,478	\$ 1,165	\$ -	\$ 4,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,983
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ -	\$ 2,315	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,445
Repairs & Maintenance	\$ 340	\$ 984	\$ 277	\$ -	\$ 644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,244
Office Supplies	\$ 216	\$ -	\$ 25	\$ -	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
Operating Supplies	\$ 270	\$ -	\$ -	\$ 356	\$ 1,137	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,643
Special Events	\$ 760	\$ 2,119	\$ 8,168	\$ 300	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,746
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,195
Subtotal Amenities	\$ 41,867	\$ 9,243	\$ 14,399	\$ 8,587	\$ 6,882	\$ 6,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,143
Other													
Contingency	\$ 21,350	\$ 7,798	\$ 176	\$ -	\$ -	\$ 16,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,524
Subtotal Other	\$ 21,350	\$ 7,798	\$ 176	\$ -	\$ -	\$ 16,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,524
Total Operations & Maintenance	\$ 126,449	\$ 81,327	\$ 66,534	\$ 73,315	\$ 72,187	\$ 76,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496,267
Total Expenditures	\$ 155,339	\$ 89,638	\$ 74,516	\$ 81,835	\$ 80,808	\$ 84,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,777
Excess (Deficiency) of Revenues over Expenditures	\$ (154,199)	\$ 429,061	\$ 514,877	\$ (72,428)	\$ 14,781	\$ (74,252)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657,839
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (154,199)	\$ 429,061	\$ 514,877	\$ (72,428)	\$ 14,781	\$ (74,252)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657,839

Tohoqua
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds	
Interest Rates:	4.7%,4.8%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$69,039
Reserve Fund Balance	\$69,039
Bonds Outstanding - 2/8/18	\$2,165,000
Less: Principal Payment - 5/1/19	(\$35,000)
Less: Principal Payment - 5/1/20	(\$35,000)
Less: Principal Payment - 5/1/21	(\$35,000)
Less: Principal Payment - 5/1/22	(\$40,000)
Current Bonds Outstanding	\$2,020,000

Series 2021 Phase 2, Special Assessment Revenue Bonds	
Interest Rates:	2.375%, 2.875%, 3.375%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$72,381
Reserve Fund Balance	\$72,381
Bonds Outstanding - 3/5/21	\$2,580,000
Less: Principal Payment - 5/1/22	(\$55,000)
Current Bonds Outstanding	\$2,525,000

Series 2021Phase 4A/5A, Special Assessment Revenue Bonds	
Interest Rates:	2.500%, 3.125%, 3.600%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,350
Reserve Fund Balance	\$75,350
Bonds Outstanding - 3/19/21	\$2,660,000
Less: Principal Payment - 5/1/22	(\$55,000)
Current Bonds Outstanding	\$2,605,000

Series 2022 Phase 3A/6A, Special Assessment Revenue Bonds	
Interest Rates:	5.000%, 5.700%, 5.850%
Maturity Date:	5/1/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,475
Reserve Fund Balance	\$76,012
Bonds Outstanding - 11/04/22	\$2,120,000
Current Bonds Outstanding	\$2,120,000

Series 2023 Phase 4B/5B, Special Assessment Revenue Bonds	
Interest Rates:	5.000%, 5.700%, 5.850%
Maturity Date:	5/1/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$77,100
Reserve Fund Balance	\$77,100
Bonds Outstanding - 03/15/23	\$2,230,000
Current Bonds Outstanding	\$2,230,000

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 702,352.00 \$ 146,228.39 \$ 154,005.37 \$ 160,320.01 \$ 1,162,905.77
 Net Assessments \$ 660,210.88 \$ 137,454.69 \$ 144,765.05 \$ 150,700.81 \$ 1,093,131.42

ON ROLL ASSESSMENTS

60.40% 12.57% 13.24% 13.79% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Series 2018 Debt Service	Series 2021 - LN Ph2	Series 2021 - PT Ph4/5	Total
11/22/22	ACH	\$37,193.71	(\$1,487.77)	(\$714.12)	\$0.00	\$34,991.82	\$21,133.76	\$4,400.01	\$4,634.02	\$4,824.03	\$34,991.82
12/09/22	ACH	\$739,419.00	(\$28,985.43)	(\$14,788.50)	\$0.00	\$695,645.07	\$420,143.85	\$87,473.17	\$92,125.33	\$95,902.72	\$695,645.07
12/22/22	ACH	\$296,255.95	(\$11,589.60)	(\$5,925.08)	\$0.00	\$278,741.27	\$168,349.40	\$35,050.03	\$36,914.13	\$38,427.71	\$278,741.27
01/10/23	ACH	\$11,924.26	(\$350.60)	(\$238.47)	\$0.00	\$11,335.19	\$6,846.03	\$1,425.33	\$1,501.14	\$1,562.69	\$11,335.19
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$631.81	\$631.81	\$381.59	\$79.45	\$83.67	\$87.10	\$631.81
02/09/23	ACH	\$53,435.73	(\$2,048.09)	(\$1,027.76)	\$0.00	\$50,359.88	\$30,415.50	\$6,332.45	\$6,669.24	\$6,942.69	\$50,359.88
03/10/23	ACH	\$5,278.00	(\$52.78)	(\$104.50)	\$0.00	\$5,120.72	\$3,092.73	\$643.90	\$678.14	\$705.95	\$5,120.72
TOTAL		\$ 1,143,506.65	\$ (44,514.27)	\$ (22,798.43)	\$ 631.81	\$ 1,076,825.76	\$ 650,362.86	\$ 135,404.34	\$ 142,605.67	\$ 148,452.89	\$ 1,076,825.76

99%	Net Percent Collected
\$16,305.66	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Tohoqua Development Group, LLC						
2023-01						
				Net Assessments	\$61,888.32	\$61,888.32
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/15/22	11/1/22	1396	\$30,944.16	\$30,944.16	\$30,944.16	
11/15/22	2/1/23	1396	\$15,472.08	\$15,472.08	\$15,472.08	
11/15/22	5/1/23	1396	\$15,472.08	\$14,583.76	\$14,583.76	
				\$ 61,888.32	\$ 61,000.00	\$ 61,000.00

Pulte Home Company, LLC						
2023-02						
				Net Assessments	\$259,211.40	\$259,211.40
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/15/22	11/1/22	95014973	\$129,605.70	\$129,605.70	\$129,605.70	
2/3/23	2/1/23	95016098	\$64,802.85	\$64,802.85	\$64,802.85	
	5/1/23		\$64,802.85			
				\$ 259,211.40	\$ 194,408.55	\$ 194,408.55

Lennar Homes, LLC						
2023-03						
				Net Assessments	\$306,549.04	\$306,549.04
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/15/22	11/1/21	1906834	\$153,274.52	\$153,274.52	\$153,274.52	
11/15/22	2/1/22	1906834	\$76,637.26	\$76,637.26	\$76,637.26	
11/15/22	5/1/22	1906834	\$76,637.26	\$76,637.26	\$76,637.26	
				\$ 306,549.04	\$ 306,549.04	\$ 306,549.04

SECTION 3

TOHOQUA

TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

MAY 1, 2023

March & April 2023:

RESIDENTS' CLUB

FACILITY REPORT:

- The facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- Maintenance is performed weekly.
- 4 palm trees were replaced on the pool deck.
- New pool access gate was installed at the gym building.
- 5 new doggie pot stations were installed around the community.
- Additional security cameras were installed in the amenity center.
- Additional signs were installed due to high volume of gator complaints.



● March Events Recap:

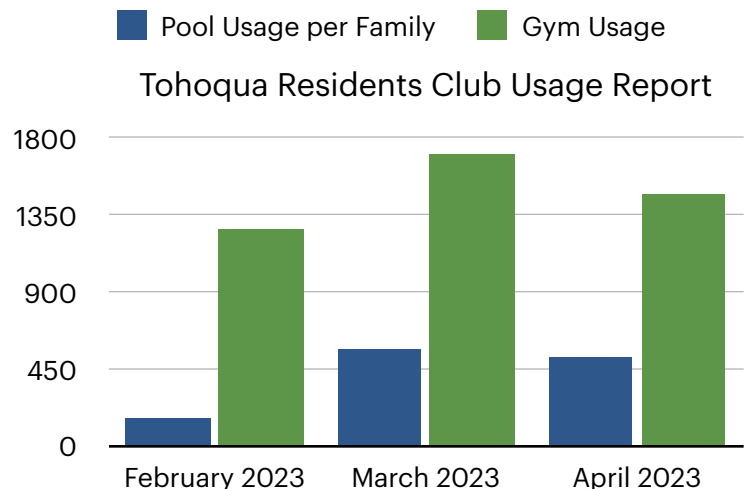
- * **Spring Ice Cream Social:** 24 residents participated from the event.
- * **Spring Break Kids Paint Party:** 14 children participated from the event. Churros on Wheels Sweet Truck sold 45 orders.
- * **St. Patrick's Scavenger Hunt:** 24 children participated from the event.
- * **Food Truck Social:** Grandma's BBQ sold 40 orders.

● April Events Recap:

- * **Happy Hopyy Easter:** 115 residents participated from the event.
- * **Health & Fitness Seminar:** 14 residents participated from the event.
- * **Food Truck Social:** Asia Bros Food Truck sold 37 orders.

● Events Scheduled for May 2023:

- **Cinco de Mayo**
- **Mother's Day Paint, Sip & Swirl**
- **Food Truck Social**
- **End of School Year Bubble Party**



Events in March 2023

Spring Ice Cream Social



Spring Break Kids Paint Party



St. Patrick's Scavenger Hunt



Happy Hopyy Easter



Health & Fitness Seminar

