

***Tohoqua
Community Development District***

Agenda

February 7, 2024

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 31, 2024

**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, February 7, 2024 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 October 4, 2023 Board of Supervisors Meeting
4. Discussion of Landscape Service Agreement Addendum
5. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Ratification of Series 2022 Phase 3/6 Requisitions No. 6-8
7. Ratification of Series 2023 Phase 4B/5B Requisitions No. 3
8. Ratification of Series 2023 Phase 4C Requisitions No. 3-6
9. Staff Reports
 - A. Attorney
 - i. Review of Ethics Training Memo
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Amenity Manager's Report
10. Other Business
11. Supervisors Requests
12. 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 Wednesday, **October 4, 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
Chris Wrenn	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco (<i>via phone</i>)	District Counsel
Eric Warren (<i>via phone</i>)	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Larissa Diaz	CALM
Chris Horter	CALM

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public were present other than staff and Board Members.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 6, 2023, Board of Supervisors Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes of the September 8, 2023 meeting?

Mr. Vidrine: No.

Mr. Flint: If not, we need a motion to approve them.

Mr. Wrenn: I abstain from voting because I wasn't present for the meeting.

Mr. Flint: You can't abstain, unless you have a conflict of interest.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the September 6, 2023, Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Jon Droor

Mr. Flint: In your agenda, you'll see a resignation from Mr. Jon Droor. He left Mattamy Homes. I think he went to Ashton Woods. So, he left the Board. Is here a motion to accept his resignation?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the resignation from Mr. Jon Droor was accepted.

B. Appointment to Fulfill Board Vacancy of Seat 5, Term Ending November 2024

Mr. Flint: Anytime a vacancy is created on the Board during the term, the remaining Board Members appoint the replacement. Are there any nominations at this time to fill that vacancy, which is in Seat 5 with a term ending November 2024?

Mr. Wrenn: I nominate Mr. Shaun Rogozinski.

Mr. Flint: Is there a second to the nomination?

Mr. Vidrine: I second the nomination.

On MOTION by Mr. Wrenn seconded by Mr. Vidrine with all in favor appointing Mr. Shaun Rogozinski to fill the unexpired term of Seat 5 with a term ending November 2024 was approved.

C. Administration of Oath of Office to Newly Appointed Officer

Mr. Flint: Shaun isn't here today. We will get the pertinent information to him and make sure that he is included on future emails and agendas. You can let him know the good news. So, we'll defer the Oath of Office.

D. Consideration of Resolution 2024-02 Electing Officers

Mr. Flint: I believe that Jon was an Assistant Secretary. Would the Board like to make Shaun an Assistant Secretary or reconsider officers?

Mr. Vidrine: I think that is a good suggestion.

Mr. Flint: I have Resolution 2024-02, with Andre as Chair, Mark as Vice Chair, I'm Secretary, Chris, Rob and Shaun are Assistant Secretaries, Ms. Katie Costa is Assistant Treasurer and Ms. Jill Burns is Treasurer. Is there a motion to approve the resolution?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor appointing Mr. Shaun Rogozinski as Assistant Secretary and retaining the remaining officers as evidenced by adopting Resolution 2024-02 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Finalizing the Special Assessments
Securing the Series 2023 (Phase 4C
Project) Bonds**

Mr. Flint: This resolution finalizes the assessments related to the Series 2023 Phase 4C bond issue. Kristen, do you want to present this?

Ms. Trucco: Absolutely. Since the last Board meeting, the bonds have priced and closed for the Phase 4C project. This resolution is approving the revised Supplemental Assessment Methodology. It also has attached to it, the updated Engineer's Report, which was updated from the last one that you saw. Basically, you are required to finalize the amount of assessments to match the final bond amount, which was \$1,990,000. So, you are just going to approve levying assessments in that amount in accordance with the updated Assessment Methodology Report that is attached to this resolution. This is also going to approve the recording of that amount in the District's Improvement Lien Book as well, which is a requirement of the Statute. If you have any questions, I can try to answer them now. Otherwise, we are just looking for a motion to approve Resolution 2024-01.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2024-01 Finalizing the Special Assessments Securing the Series 2023 (Phase 4C Project) Special Assessment Revenue Bonds was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Requisition #1 for Tohoqua Phase 4C Project and Consideration of Related Documents

A. Ratification of Requisition #1

Mr. Flint: We have Requisition #1 for the Phase 4C bond issue. It was funded at closing and the improvements that were ready to be acquired. You will see that for \$178,931.05. We need a motion to ratify this requisition.

On MOTION by Mr. Wrenn seconded by Mr. Hooker with all in favor Requisition #1 for Tohoqua Phase 4C was ratified.

B. Presentation of Requisition #1 Report

C. Acknowledgement and Consent

D. Agreement Regarding Taxes for Conveyance of Utility Improvements

E. Bill of Sale for Conveyance of Utility Improvements

F. Owner’s Affidavit for Conveyance of Utility Improvements

G. Certificate of District Engineer for Conveyance of Utility Improvements

Mr. Flint: Kristen has all of the documents related to that.

Ms. Trucco: Yes. Anytime there is a requisition for tax purposes, we try to convey those improvements that we are paying out of bond funds through the District. So, this particular requisition was paying out a portion of the Potable Water Distribution System in Phase 4C. That is outlined in the conveyance documents. There is a map from Eric attached to the conveyance documents, showing what portion of the Potable Water Distribution System is being conveyed to the CDD. Once the entire system is complete for Phase 4C, we will convey it to TWA, which is in accordance with the original plans for the CDD. So, the specific conveyance documents that we’re asking you to approve today, is a Bill of Sale that is going to transfer the improvements from Pulte to the CDD. There will be a subsequent Bill of Sale from the CDD to TWA. When all of that system is completed, then there’s an Agreement Regarding Taxes. Those are assurances from the developer that there are no outstanding taxes related to those improvements and no encumbrances on those improvements that hinder the ability of the District to own and maintain

them and then simultaneously convey them to TWA once that entire phase is complete. Then there is the Certificate of District Engineer. This is a requirement under the bond documents. Eric has already signed off just certifying that the improvements have been finalized. They received the approvals necessary for the District to own them and then simultaneously convey them to TWA. Alright? So, we're just looking for a motion to approve these conveyance documents.

On MOTION by Mr. Wrenn seconded by Mr. Vidrine with all in favor the Requisition #1 Report, Acknowledgement and Consent, Agreement Regarding Taxes, Bill of Sale, Owner's Affidavit and Certificate of District Engineer for Conveyance of Utility Improvements were approved.

SEVENTH ORDER OF BUSINESS

Ratification of Requisition #5 for Tohoqua Phase 3/6 Project and Consideration of Related Documents

A. Consideration of Requisition #5

Mr. Flint: The next one is Requisition #5 for the Phase 3/6 bond issue. You have Requisition #5 and the supporting documentation. It has been signed and transmitted. Last night, we received the final Releases of Lien and Eric signed off as the District Engineer and signed the Engineer's Certificate related to this. We were able to transmit it last evening. It should be funded today. I believe that this will zero out the construction account for this bond issue. First, we would ask for a motion to ratify Requisition #5 and then Kristen can present the other documents.

Mr. Wrenn: Just a quick question. Are we accepting a bunch of stuff right now?

Mr. Flint: Yes.

Ms. Trucco: Right now, you are going to be ratifying the requisition. That was for \$759,339.44 for the Stormwater Management System located on a public right-of-way that has been completed and signed off by the District Engineer as complete. So, it's a portion of the Stormwater Management System. Once the entire system is complete, it will be conveyed to the City of St. Cloud, but Eric assured us that a portion has been complete and we can process the requisition for that portion of the system. That's all you are doing.

Mr. Warren: I can discuss that if you want.

Mr. Flint: Yeah, that would be good, Eric, if you don't mind.

Mr. Warren: The entire system is complete and certified complete by the city. I think what Kristen was saying, is that the \$759,339.44 is what is last in the Construction Fund and is a portion of the overall cost of the Stormwater Management System. I don't know the exact number, but it is \$800,000 or \$900,000. The entire system is complete and signed off of.

Mr. Wrenn: But the District still needs to accept it.

Mr. Flint: Right. This is really for purposes of funding the requisition for the improvements, but we still have the ability to have walk throughs. Is there a motion to consider Requisition #5?

On MOTION by Mr. Wrenn seconded by Mr. Hooker with all in favor Requisition #5 for Tohoqua Phase 3/6 was ratified.

- B. Presentation of Requisition #5 Report**
- C. Acknowledgement and Consent**
- D. Agreement Regarding Taxes for Conveyance of Utility Improvements**
- E. Bill of Sale for Conveyance of Utility Improvements**
- F. Owner's Affidavit for Conveyance of Utility Improvements**
- G. Certificate of District Engineer for Conveyance of Utility Improvements**

Mr. Flint: Then you have the Requisition Report and the supporting documents. Kristen?

Ms. Trucco: This is the same concept, but like Eric just said, it sounds like the city also signed off on the Stormwater Management System. We will be signing a Bill of Sale, once the Board approves this set of conveyance documents to the city, so that the CDD is released of any interest that the CDD has by virtue of approving a requisition for these improvements. We will be releasing that to the city. I don't know if Eric can confirm that this is already in the city's hands or not, but we will find that out. Like he said, our goal is that we want to pass through the CDD for tax purposes since we are expending bond funds on it. Then we signed a Bill of Sale, releasing any interest that the CDD has as a result of that funding. You will see the same documents attached in the agenda, the Bill of Sale, Agreement Regarding Taxes, Owners Affidavit and Certificate of District Engineer. Those are identical to the ones you just approved from Pulte. These ones are from Lennar for a portion of the Stormwater Management System in Phase 3. So, if you have any questions, I can answer them. Otherwise, we're just looking for a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Wrenn with all in favor the Requisition # 5 Report, Acknowledgement and Consent, Agreement Regarding Taxes, Bill of Sale, Owner’s Affidavit and Certificate of District Engineer for Conveyance of Utility Improvements were approved.

EIGHTH ORDER OF BUSINESS

Presentation of Series 2018 Bonds Arbitrage Rebate Report

This item was not discussed.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Series 2018, 2022, & 2023 Bonds Arbitrage Rebate Services from AMTEC

Mr. Flint: We have proposals for the arbitrage rebate calculation services for the Series 2018, 2022 and 2023 bonds. This is an Internal Revenue Service (IRS) requirement that we demonstrate we are not earning more interest than we are paying. We’ve historically used AMTEC to provide these services. They charge \$450 a year per bond issue for the calculation. This would be a five-year agreement and would cover those three bond issues. Are there any questions on the proposal? If not, is a motion to approve it?

On MOTION by Mr. Wrenn seconded by Mr. Hooker with all in favor the proposal from AMTEC to perform arbitrage rebate services for 2018, 2022 and 2023 bonds in the amount of \$450 per bond issue was approved.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter for FY2023 Auditing Services with Grau & Associates

Mr. Flint: The CDD as a government entity is required to have an annual independent audit performed. You selected Grau & Associates as your independent auditor. This engagement letter would be for the audit of Fiscal Year 2023, which just ended on September 30th. The fee is a not-to-exceed of \$9,700 for the audit. The cost of these audits are driven a lot by how many bond issues the CDD has. The \$9,700 is reflective of the fact that you have multiple bond issues, which increase their workload. Are there any questions on the engagement? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Wrenn with all in favor the Engagement Letter for FY2023 Auditing Services with Grau & Associates in a not-to-exceed of \$9,700 was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Services Agreement
Addendum with United Land Services**

Mr. Flint: We have an addendum with United Land Services. Alan?

Mr. Scheerer: Yeah. So, we are getting ready to take over the maintenance of the Phase 5 pond. This addendum covers the cost of maintenance of three fertilizations per year, for maintenance of the pond only. That’s the only property that the CDD has in Phase 5. The number that you see here, the \$1,060 per month, \$12,720 per year is what is in our budget currently for last year and we allocated the same amount for this year. As soon as the ERPs are transferred, we’ll bring back a proposal to take care of the aquatics as well. So, we are just trying to get ahead of the game in case we don’t meet next month and everything is ready to go. We’ll have them here to start the maintenance. I can answer any questions you might have.

Mr. Flint: Are there any questions? If not, is there a motion to approve the addendum?

On MOTION by Mr. Vidrine seconded by Mr. Wrenn with all in favor the Services Agreement Addendum with United Land Services in the amount of \$1,060 per month was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen?

Ms. Trucco: I don’t have any updates for the Board, today? We worked a little bit with the city. We received some comments back on our petition to contract and expand the CDD boundary, but we have sent responses back. We are not anticipating an issue with that, but we’ll keep you posted as soon as we have confirmation of a hearing date for that ordinance to be approved. That’s all I have. Thank you.

B. Engineer

Mr. Flint: Eric, do you have anything else for the Board?

Mr. Warren: I don’t have anything additional unless there are any questions.

Mr. Flint: Are there any questions for Eric? Hearing none,

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the Check Register from August 26, 2023 through September 23, 2023 for the General Fund in the amount of \$61,776.77. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Wrenn with all in favor the Check Register from August 26, 2023 through September 23, 2023 in the amount of \$61,776.77 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through the end of August. No action is required by the Board. If the Board has any questions, we can discuss those. Hearing none,

iii. Amenity Manager’s Report

Mr. Flint: Larissa?

Ms. Diaz: Good morning. The access card camera system as well as the Wi-Fi were repaired in the Gym building. We had one rental in September. We also had the September events recap, with the participation of residents, events that we had scheduled for October, the usage of the pool and Gym in the last three months and pictures of the two events that we had in September. The participation of these events is increasing.

Mr. Flint: Are there any questions for Larissa? Thank you. Good job!

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Flint: Is there any other business? Hearing none,

FOURTEENTH ORDER OF BUSINESS Supervisors Requests

Mr. Flint: Are there any Supervisors Requests? If not, is there a motion to adjourn?

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the "**Agreement**") is entered into this 1 day of December, 2023 between Tohoqua CDD and United Land Services. Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

Landscape customer wishes to obtain landscape services for the following work:

INSERT SERVICES

Landscape maintenance, Agronomics and Irrigation inspections for Tohoqua Phase 4. Areas include 2 ponds, 2 muse, and 1 playground.

The Additional Services are to be performed to the following address:

INSERT ADDRESS 1837 Cross Prairie Pkwy Kissimmee, Fl 34744

Changes in Service. Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service

12-1-2023

Addendum Additional Pricing;

Monthly

\$4,837.00

Yearly

\$58,044.00

Term and Termination. The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER

CONTRACTOR

Name: _____

Name: _____

Title: _____

Title: _____

Date : _____

Date: _____

SECTION V



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Tohoqua CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Tohoqua CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Tohoqua CDD

Signature: _____

Signature: George S. Flint

Print: Katrina S. Scarborough

Print: George S. Flint

Date: _____

Title: District Manager

Date: 11/14/23

Please returned signed **original copy**, no later than January 31, 2024

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

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: 6
- (B) Name of Payee: Poulos & Bennett
- (C) Amount Payable: \$1,586.25
- (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(93) - Approval for reqs
- (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: 
Responsible Officer

Date: 1/18/24

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.

Eric E Warren 
Consulting Engineer

POULOS & BENNETT

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

RECEIVED
 By GMS at 3:08 pm, Oct 18, 2023

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

Invoice number 17-188(93)
 Date 10/23/2023
 Project 17-188 TOHOQUA CDD

Professional services for the period ending: September 30, 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	8,412.50	9,998.75	0.00	1,586.25
Total	0.00		8,412.50	9,998.75		1,586.25

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Practice Team Leader	2.75	225.00	618.75
Project Coordinator	3.00	95.00	285.00
Project Engineer	0.75	140.00	105.00
Project Manager	3.50	165.00	577.50
Phase subtotal			1,586.25

.051 Series 2022 Phase 3 & 6 - Phase 3 & 6 requisition preparation and coordination with team

Invoice total 1,586.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(87)	07/28/2023	70.00			70.00		
	Total	70.00	0.00	0.00	70.00	0.00	0.00

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: 8
- (B) Name of Payee: Poulos & Bennett
- (C) Amount Payable: \$461.25
- (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(98) - Ph3/6 requisition report
- (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: 
Responsible Officer

Date: 1/18/24

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.

Eric E Warren

Digitally signed by Eric E Warren
DN: cn=Eric E Warren,
o=County of Santa Clara,
ou=Public Works, email=eric.warren@scclerpa.com,
c=US
Date: 2024.01.18 09:56:05-0800

Consulting Engineer

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(98)
 Date 11/27/2023
 Project 17-188 TOHOQUA CDD

Professional services for the period ending: October 27, 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	9,998.75	10,460.00	0.00	461.25
Total	0.00		9,998.75	10,460.00		461.25

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Practice Team Leader	1.50	225.00	337.50
Project Manager	0.75	165.00	123.75
Phase subtotal			461.25

.051 Series 2022 Phase 3 & 6 - Update Phase 3/6 2nd requisition report with lien release documents

Invoice total **461.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(87)	07/28/2023	70.00				70.00	
17-188(93)	10/23/2023	1,586.25	1,586.25				
Total		1,656.25	1,586.25	0.00	0.00	70.00	0.00

RECEIVED

NOV 30 2023

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990–2000) (ONS 2002).

There is a growing awareness of the need to address the health care needs of the ageing population. The Department of Health (2001) has set out a strategy for the NHS to meet the needs of the ageing population. This strategy is based on the following principles:

- To ensure that the NHS is able to meet the needs of the ageing population.
- To ensure that the NHS is able to meet the needs of the ageing population in a cost-effective manner.
- To ensure that the NHS is able to meet the needs of the ageing population in a way that is consistent with the values of the NHS.

The strategy also sets out a number of key objectives for the NHS to meet the needs of the ageing population. These objectives are:

- To ensure that the NHS is able to meet the needs of the ageing population in a way that is consistent with the values of the NHS.
- To ensure that the NHS is able to meet the needs of the ageing population in a cost-effective manner.
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- To ensure that the NHS is able to meet the needs of the ageing population in a way that is consistent with the values of the NHS.
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The strategy also sets out a number of key objectives for the NHS to meet the needs of the ageing population. These objectives are:

- To ensure that the NHS is able to meet the needs of the ageing population in a way that is consistent with the values of the NHS.
- To ensure that the NHS is able to meet the needs of the ageing population in a cost-effective manner.
- To ensure that the NHS is able to meet the needs of the ageing population in a way that is consistent with the values of the NHS.

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: 9
- (B) Name of Payee: Poulos & Bennett
- (C) Amount Payable: \$70.00
- (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(87) – Engineer Report
- (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: 
Responsible Officer

Date: 1/18/24

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.

Eric E Warren

Digitally signed by Eric E Warren
DN: cn=Eric E Warren,
#C=US, o=District of Columbia, ou=DC, email=Eric.E.Warren@dc.gov,
c=US

Consulting Engineer

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(87)
 Date 07/28/2023

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: June 30, 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	8,342.50	8,412.50	0.00	70.00
Total	0.00		8,342.50	8,412.50		70.00

Hourly Tasks:

.051 Series 2022 - Phase 3 & 6

	Hours	Rate	Billed Amount
Project Engineer	0.50	140.00	70.00

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

Invoice total **70.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(78)	04/28/2023	56.25			56.25		
17-188(82)	05/30/2023	1,001.25		1,001.25			
	Total	1,057.50	0.00	1,001.25	56.25	0.00	0.00

SECTION VII

EXHIBIT B

FORM OF REQUISITION PHASE 4B/5B PROJECT ACCOUNT

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT SPECIAL
ASSESSMENT REVENUE BONDS, SERIES 2023 (PHASE 4B/5B 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 Fourth Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 3
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$56.25
- (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(90) – Document Filing for July 2023
- (E) Subaccount from which disbursement to be made: Phase 4B/5B 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 4B/5B Project;
4. each disbursement represents a Cost of the Phase 4B/5B 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: _____
Responsible Officer

Date:

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 4B/5B 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 4B/5B Project improvements being acquired from the proceeds of the Phase 4B/5B Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 4B/5B 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 4B/5B 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 4B/5B Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Consulting Engineer

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(90)
 Date 08/30/2023

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: July 31, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.061 PHASE 4B/5B	0.00	0.00	6,173.75	6,230.00	0.00	56.25
Total	0.00		6,173.75	6,230.00		56.25

Hourly Tasks:

.061 Phase 4B/5B

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	225.00	56.25

.061 Phase 4B/5B - Document Filing

Invoice total **56.25**

SECTION VIII

REQUISITION

Tohoqua Community Development District
City of St. Cloud, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023 (PHASE 4C 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 Sixth Supplemental Trust Indenture dated as of September 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Name of Payee: Poulos & Bennett
- (C) Amount Payable: \$4,243.75
- (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(95) - Bond offering document review
- (E) Subaccount from which disbursement to be made: [Phase 4C 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 4C Project;

4. each disbursement represents a Cost of the Phase 4C 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: 
Responsible Officer

Date: 1/18/24

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 4C 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 4C Project improvements being acquired from the proceeds of the Phase 4C Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 4C 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 4C 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 4C Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


Eric E Warren
Consulting Engineer

Digitally signed by Eric E Warren
DN: CN=Eric E Warren,
o=Qualiflex-401410000001807891A8940009725A,
O=Florida, C=US
Date: 2024.12.01 09:47:50-0500

POULOS & BENNETT

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

RECEIVED
 By GMS at 3:08 pm, Oct 18, 2023

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

Invoice number 17-188(95)
 Date 10/23/2023
 Project 17-188 TOHOQUA CDD

Professional services for the period ending: September 30, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.062 PHASE 4C PULTE	0.00	0.00	4,970.00	9,213.75	0.00	4,243.75
Total	0.00		4,970.00	9,213.75		4,243.75

Hourly Tasks:

.062 Phase 4C Pulte

	Hours	Rate	Billed Amount
Practice Team Leader	7.50	225.00	1,687.50
Project Coordinator	10.50	95.00	997.50
Project Engineer	2.00	140.00	280.00
Project Manager	7.75	165.00	1,278.75
Phase subtotal			4,243.75

.062 Phase 4C Pulte - Bond offering document review and coordination

Invoice total **4,243.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(92)	09/29/2023	4,970.00	4,970.00				
	Total	4,970.00	4,970.00	0.00	0.00	0.00	0.00

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990–2000) (ONS 2001).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the NHS to meet the needs of the elderly population. This strategy is based on the following principles:

- To ensure that the NHS is able to meet the needs of the elderly population.
- To ensure that the NHS is able to meet the needs of the elderly population in a cost-effective manner.
- To ensure that the NHS is able to meet the needs of the elderly population in a way that is consistent with the values of the NHS.

The NHS is currently facing a number of challenges that are likely to impact on its ability to meet the needs of the elderly population. These challenges include:

- An increasing number of people aged 65 and over.
- An increasing number of people aged 65 and over who are in poor health.
- An increasing number of people aged 65 and over who are living in care homes.

The NHS is currently facing a number of challenges that are likely to impact on its ability to meet the needs of the elderly population. These challenges include:

- An increasing number of people aged 65 and over.
- An increasing number of people aged 65 and over who are in poor health.
- An increasing number of people aged 65 and over who are living in care homes.

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- An increasing number of people aged 65 and over who are in poor health.
- An increasing number of people aged 65 and over who are living in care homes.

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- An increasing number of people aged 65 and over.
- An increasing number of people aged 65 and over who are in poor health.
- An increasing number of people aged 65 and over who are living in care homes.

The NHS is currently facing a number of challenges that are likely to impact on its ability to meet the needs of the elderly population. These challenges include:

- An increasing number of people aged 65 and over.
- An increasing number of people aged 65 and over who are in poor health.
- An increasing number of people aged 65 and over who are living in care homes.

REQUISITION

Tohoqua Community Development District
City of St. Cloud, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023 (PHASE 4C 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 Sixth Supplemental Trust Indenture dated as of September 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5
- (B) Name of Payee: Poulos & Bennett, LLC
- (C) Amount Payable: \$56.25
- (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 (97) - Requisition for Oct 2023
- (E) Subaccount from which disbursement to be made: [Phase 4C 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 4C Project;

4. each disbursement represents a Cost of the Phase 4C 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: 
Responsible Officer

Date: 1/18/24

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 4C 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 4C Project improvements being acquired from the proceeds of the Phase 4C Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 4C 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 4C 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 4C Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


Eric E Warren
Consulting Engineer

Digitally signed by Eric E Warren
DN: CN=Eric E Warren,
o=Qualifer=AD1410C000001807691A864000725A,
c=US
Date: 2023.12.01 09:50:02-0500

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(97)
 Date 11/27/2023
 Project 17-188 TOHOQUA CDD

Professional services for the period ending: October 27, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.062 PHASE 4C PULTE	0.00	0.00	9,213.75	9,270.00	0.00	56.25
Total	0.00		9,213.75	9,270.00		56.25

Hourly Tasks:

.062 Phase 4C Pulte

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	225.00	56.25

.062 Phase 4C Pulte - Requisitions

Invoice total 56.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(95)	10/23/2023	4,243.75	4,243.75				
	Total	4,243.75	4,243.75	0.00	0.00	0.00	0.00

RECEIVED

NOV 30 2023

SECTION IX

SECTION A

SECTION 1

From: Kristen Trucco <ktrucco@lathamluna.com>

Subject: CDD Ethics Training Requirement (Windward CDD)

Date: January 22, 2024 at 5:27:53 PM EST

To: "Clark, Jimmy" <JClark@KHOF.COM>, "Akellino, Gretta" <gakellino@khov.com>, Marvin Morris <marving99@yahoo.com>, "smoss@khov.com" <smoss@khov.com>, "Renaud, Carmen" <crenaud@khov.com>

Cc: Jason Showe <jshowe@gmscfl.com>, Stacie Vanderbilt <svanderbilt@gmscfl.com>, Jan Carpenter <JCarpenter@lathamluna.com>, Audeliz Matos <amatos@lathamluna.com>

Good afternoon, as requested at the last Board meeting, below is information to help you comply with the new ethics training required for all CDD Supervisors.

As a reminder, the new ethics training requirement applies to calendar year 2024. Therefore, you will need to certify that you completed this requirement on the Form 1 for calendar year 2024, due on July 1, 2025. As a second reminder, your Form 1 for calendar year 2023 is due on July 1, 2024 and, for the first time, is **required** to be submitted electronically via the Electronic Disclosure Management System at <https://disclosure.floridaethics.gov/Account/Login>.

Background:

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete four (4) hours of ethics training each calendar year. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws _____

Training "hours" are permitted to be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

The training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete (including dates and times) since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

Resources to complete the new requirement:

(1) Free option:

-Website of the **Florida Commission on Ethics**

(<https://ethics.state.fl.us/Training/Training.aspx> and click "Training" located at the top of the page and then click "Training Opportunities")

-Website of the **Attorney General** (<https://www.myfloridalegal.com/open-government/training> and click "Training" located at the top of the page)

An example set to satisfy the requirement is: (a) the 58 min. "Voting Conflicts – Local Officers" video and the 50 min. "Gifts" video located on the **Florida Commission on Ethics** website to satisfy the two ethics hours needed; plus (b) the two hour "Public Meetings and Public Records Law" video located on the **Attorney General** website to satisfy the one public records hour needed and the one open meetings hour needed.

(2) FLC University (sponsored by the Florida League of Cities) offers an "On-Line Learning Library" with virtual training to fulfill the requirement. For more info., visit their website at <https://www.floridaleagueofcities.com/education-and-events/ethics-education> or contact FLC University at (407) 367-3443 or by email to university@flcities.com.

(3) Other sources that charge a fee:

-Florida Institute of Government (\$79): <https://iog.fsu.edu/online-ethics> We understand they are going to launch a new program specifically addressed to the new requirement on February 1, 2024.

-The Florida Ethics Institute (\$75): <https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

Additionally, the Florida Association of Special Districts has announced that they will offer a 4 hour course soon. We will keep you informed if we learn of new resources to satisfy this requirement and of any additional updates to the law.

Please feel free to contact us or your District Manager if you have questions.

As a reminder, please be careful to not "Reply All" in order to maintain compliance with the Sunshine Laws. Thank you!

Kristen E. Trucco, Esq.

Jan Albanese Carpenter, Esq.

Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

407-481-5800 Main

407-481-5872 Direct – Jan

407-481-5806 Direct - Kristen

SECTION C

SECTION 1

Tohoqua Community Development District

Summary of Check Register

September 24, 2023 through January 23, 2023

Fund	Date	Check No.'s	Amount
General Fund	9/25/23	811-819	\$ 25,894.12
	10/4/23	820-828	\$ 82,000.35
	10/17/23	829-839	\$ 72,571.02
	10/24/23	840-845	\$ 23,964.30
	10/26/23	846	\$ 91.80
	11/2/23	847-850	\$ 4,009.50
	11/7/23	851-853	\$ 2,970.00
	11/16/23	854-857	\$ 38,173.75
	11/22/23	858-860	\$ 14,065.65
	12/6/23	861-868	\$ 10,774.04
	12/13/23	869-875	\$ 57,907.68
	12/19/23	876	\$ 606.18
	1/3/24	877-880	\$ 4,499.00
Total Amount			\$ 337,527.39

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/23	00074	2/20/23	22023	202302	300	20700	10100		CLUBHOUSE DEPOSIT RETURN CELESTE HOEH	*	250.00	250.00	000811
9/25/23	00004	9/05/23	120723	202308	310	51300	31500		CDD CONTRACTION FEES LATHAM, LUNA, EDEN & BEAUDINE,LLP	*	364.00	364.00	000812
9/25/23	00084	7/20/23	105157	202307	330	53800	48200		MENS BATHROOM DOOR LOCK ROYS SAFE & LOCK INC	*	638.00	638.00	000813
9/25/23	00026	9/14/23	406603	202309	330	53800	53000		BULK BLEACH/ACID SPIES POOL, LLC	*	1,185.00	1,185.00	000814
9/25/23	00085	9/21/23	92123	202309	300	58100	10000		FY23 CAPITAL RSRVE TRNFR TOHOQUA CDD	*	15,262.00	15,262.00	000815
9/25/23	00064	9/18/23	61773807	202309	320	53800	47100		PEST CONTROL - SEP 23 TURNER PEST CONTROL, LLC	*	65.00	65.00	000816
9/25/23	00010	9/21/23	92123	202309	300	20700	10000		FY23 DEBT ASSMNT S.2018	*	1,777.71		
		9/21/23	92123	202309	300	20700	10000		FY23 DEBT ASSMNT S.2021LN	*	1,872.27		
		9/21/23	92123	202309	300	20700	10000		FY23 DEBT ASSMNT S.2021PT	*	1,949.03		
									TOHOQUA CDD C/O USBANK			5,599.01	000817
9/25/23	00010	9/21/23	92123(2)	202309	300	20700	10300		S23 PH2 REQ3 REIMB CONSTR TOHOQUA CDD C/O USBANK	*	241.25	241.25	000818
9/25/23	00033	9/12/23	44867	202309	320	53800	46400		REPLACE ZOYSIA GRASS UNITED LAND SERVICES	*	2,289.86	2,289.86	000819
10/04/23	00035	7/30/23	174420	202306	320	53800	47300		SITE VISIT - JUN 23 BIO-TECH CONSULTING INC.	*	142.50	142.50	000820
10/04/23	00041	9/28/23	17166	202310	300	15500	10000		FALL FESTIVAL - 11/4 CAPTAIN CARNIVAL	*	750.00	750.00	000821
									TQUA TOHOQUA CDD AGUZMAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/23	00001	9/20/23	19918	202310	310-51300-45000			*	6,197.00		
			FY24		INSURANCE POLICY						
		9/20/23	19918	202310	320-53800-45000			*	36,244.00		
			FY24		INSURANCE POLICY						
EGIS INSURANCE & RISK ADVISORS, LLC										42,441.00	000822
10/04/23	00080	7/14/23	83377136	202307	330-53800-48200			*	285.00		
			AC REFRIGERANT								
		7/15/23	83404866	202307	330-53800-48200			*	50.00		
			A/C SITE VISIT								
		7/26/23	83501349	202307	330-53800-48200			*	524.64		
			A/C FREON DYE								
		7/31/23	83699064	202307	330-53800-48200			*	204.13		
			A/C DRAIN LINE CLEANING								
		8/01/23	83771566	202308	330-53800-48200			*	95.00		
			A/C SERVICE CALL								
		8/08/23	83772109	202308	330-53800-48200			*	1,248.64		
			A/C FREON DYE								
		8/25/23	84486483	202308	330-53800-48200			*	7,091.67		
			A/C LINES REPLACED								
FRANKS AIR CONDITIONING										9,499.08	000823
10/04/23	00003	7/31/23	07710168	202307	310-51300-48000			*	549.36		
			NOT OF BUDGET HEARING								
ORLANDO SENTINEL MEDIA GROUP										549.36	000824
10/04/23	00006	9/29/23	17-188(9	202308	310-51300-31100			*	903.40		
			GENERAL ENGINEERING AUG23								
POULOS & BENNETT, LLC										903.40	000825
10/04/23	00052	10/01/23	1733	202310	320-53800-46300			*	920.00		
			POND MAINT/ANALYSIS TEST								
SUNSHINE LAND MANAGEMENT CORP.										920.00	000826
10/04/23	00038	9/28/23	BO 21089	202310	300-15500-10000			*	480.00		
			MOVIE NIGHT 11/17/23								
SWANK MOTION PICTURES INC										480.00	000827
10/04/23	00033	8/30/23	42659	202308	320-53800-46100			*	549.93		
			REPLACE 2IN VALVE								
		9/01/23	43149	202309	320-53800-46200			*	5,943.33		
			LANDSCAPE MAINT PH1-SEP23								
		9/05/23	43256	202309	320-53800-46200			*	700.00		
			LANDSCAPE ADD POND SEP 23								
		9/05/23	43276	202309	320-53800-46200			*	4,323.00		
			TOH 1ST AMND PH2,3 -SEP23								

TQUA TOHOQUA CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/23		43278	202309 320-53800-46200						LANDSCAPE CROSS PRA-SEP23	*	3,668.33		
9/05/23		43279	202309 320-53800-46200						TOHOQUA AMENITY - SEP 23	*	1,743.75		
9/05/23		43281	202309 320-53800-46200						LANDSCAPE AMEN POND-SEP23	*	1,165.67		
9/05/23		43282	202309 320-53800-46200						LNDSCP E CROSS PRA-SEP23	*	3,885.00		
9/05/23		43283	202309 320-53800-46200						TOHOQUA PH6 MAINT - SEP23	*	4,336.00		
UNITED LAND SERVICES											26,315.01	000828	
10/17/23	00035	10/02/23	175504	202309 320-53800-47300					WETLAND MAINT - SEP 23	*	1,600.00		
BIO-TECH CONSULTING INC.											1,600.00	000829	
10/17/23	00005	10/02/23	89256	202310 310-51300-54000					SPECIAL DISTRICT FEE FY24	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY											175.00	000830	
10/17/23	00002	9/30/23	291	202310 310-51300-31700					ASSESSMENT CERT - FY 24	*	10,600.00		
10/01/23		289	202310 310-51300-34000						MANAGEMENT FEES - OCT 23	*	3,533.33		
10/01/23		289	202310 310-51300-35200						WEBSITE ADMIN - OCT 23	*	106.00		
10/01/23		289	202310 310-51300-35100						INFORMATION TECH - OCT 23	*	159.00		
10/01/23		289	202310 310-51300-31300						DISSEMINATION - OCT 23	*	1,458.33		
10/01/23		289	202310 330-53800-11000						AMENITY ACCESS - OCT 23	*	4,681.67		
10/01/23		289	202310 310-51300-51000						OFFICE SUPPLIES	*	.51		
10/01/23		289	202310 310-51300-42000						POSTAGE	*	20.39		
10/01/23		289	202310 310-51300-42500						COPIES	*	75.60		
10/01/23		290	202310 320-53800-12000						FIELD MANAGEMENT - OCT 23	*	1,910.67		
GOVERNMENTAL MANAGEMENT SERVICES											22,545.50	000831	
10/17/23	00028	10/09/23	4209	202310 330-53800-48900					INSTALL HOLIDAY DECOR	*	5,100.00		
LIGHTING PROS LLC											5,100.00	000832	
TQUA TOHOQUA CDD AGUZMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/17/23	00063	9/29/23	018929	202310	330	53800	48800		SECURITY MONITORING OCT23	*	35.00		
MODERN SECURITY SYSTEM, LLC												35.00	000833
10/17/23	00067	10/11/23	92801	202310	300	15500	10000		H.DAY PARTY DEPOSIT 12/02	*	1,000.00		
PUFF 'N STUFF CATERING, LLC												1,000.00	000834
10/17/23	00024	10/01/23	9145	202310	320	53800	47200		POOL MAINTENANCE - OCT 23	*	1,735.00		
ROBERTS POOL SRVC AND REPAIR INC												1,735.00	000835
10/17/23	00026	10/01/23	407514	202310	330	53800	53000		BULK BLEACH	*	1,262.50		
		10/05/23	407708	202310	330	53800	53000		SULFURIC ACID	*	255.00		
		10/05/23	407745	202310	330	53800	53000		BULK BLEACH	*	275.00		
SPIES POOL, LLC												1,792.50	000836
10/17/23	00033	9/27/23	46743	202309	320	53800	46400		REPLACE DEAD TREES	*	5,725.65		
		9/27/23	46745	202309	320	53800	46400		GAZEBO GRADING	*	1,721.68		
		10/02/23	47431	202310	320	53800	46400		SOD ON GOOD NEIGHBOR RD	*	2,710.77		
		10/02/23	47442	202310	320	53800	46200		LANDSCAPE MAINT PH1-OCT23	*	5,943.33		
		10/02/23	47444	202310	320	53800	46200		LANDSCAPE ADD POND OCT 23	*	700.00		
		10/02/23	47446	202310	320	53800	46200		TOH 1ST AMND PH2,3 -OCT23	*	4,323.00		
		10/02/23	47449	202310	320	53800	46200		LANDSCAPE CROSS PRA-OCT23	*	3,668.33		
		10/02/23	47458	202310	320	53800	46200		TOHOQUA AMENITY - OCT 23	*	1,743.75		
		10/02/23	47469	202310	320	53800	46200		LANDSCAPE ADD POND OCT 23	*	1,166.67		
		10/02/23	47478	202310	320	53800	46200		LNDSCP E CROSS PRA-OCT23	*	3,885.00		
		10/02/23	47514	202310	320	53800	46200		TOHOQUA PH6 MAINT - OCT23	*	4,336.00		
UNITED LAND SERVICES												35,924.18	000837
10/17/23	00039	10/02/23	24155421	202310	330	53800	49200		C FOLD TOWEL PAPER	*	696.36		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23		24177454	202310 330-53800-48100		OFFICE SUPPLIES	*	63.48	
					W.B.MASON CO.INC			759.84 000838
10/17/23	00032	9/30/23 23-2893	202308 320-53800-46700		JANITORIAL SVCS - AUG23	*	1,904.00	
					WESTWOOD INTERIOR CLEANING INC.			1,904.00 000839
10/24/23	99999	10/24/23 VOID	202310 000-00000-00000		VOID CHECK	C	.00	
					*****INVALID VENDOR NUMBER*****			.00 000840
10/24/23	00022	7/31/23 79	202307 320-53800-12200		POOL ATTENDANTS - JUL 23	*	1,920.00	
10/17/23		77	202310 320-53800-12200		FACILITY ATTENDANTS OCT23	*	1,920.00	
10/17/23		77	202310 330-53800-11000		AMENITY MANAGEMENT OCT23	*	11,041.67	
10/17/23		77	202310 330-53800-48000		SPPLYS FOR MEET CLASSMATE	*	12.36	
10/17/23		77	202310 330-53800-48000		SPPLYS FOR MEET CLASSMATE	*	16.70	
10/17/23		77	202310 330-53800-49200		DOGIPOT PICKUP BAG ROLLS	*	411.45	
10/17/23		77	202310 330-53800-48000		PET BACKDROP FOR EVENT	*	20.57	
10/17/23		77	202310 330-53800-48000		BACKDROP STAND FOR EVENT	*	48.59	
10/17/23		77	202310 330-53800-48000		SPPLYS FOR JUNK FOOD EVNT	*	146.66	
10/17/23		77	202310 330-53800-49200		OPERATING SUPPLIES	*	119.90	
10/17/23		77	202310 330-53800-48200		POOL GATE HINGE	*	134.99	
10/17/23		77	202310 330-53800-48000		AD FOR FALL GARAGE SALE	*	41.40	
10/17/23		77	202310 330-53800-48000		NTNL DOG DAY EVNT SPPLYS	*	4.95	
10/17/23		77	202310 330-53800-48000		NTNL DOG DAY EVNT SPPLYS	*	63.63	
10/17/23		77	202310 330-53800-48000		FOOD FOR SOIREE EVENT	*	87.76	
10/17/23		77	202310 330-53800-48000		SUPPLIES FOR SOIREE EVENT	*	45.32	
					COMMUNITY ASSOCIATION AND LIFESTYLE			16,035.95 000841

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/24/23	00004	9/05/23 120722	202308 310-51300-31500	GENERAL COUNSEL - AUG 23	*	4,099.48	
		10/05/23 121770	202309 310-51300-31500	GENERAL COUNSEL - SEP 23	*	2,572.48	
		10/05/23 121771	202309 310-51300-31500	CDD CONTRACTION FEES	*	336.00	
							7,007.96 000842
10/24/23	00066	10/17/23 199419	202310 300-15500-10000	BOUNCE HOUSES - 11/4/23	*	573.34	
							573.34 000843
10/24/23	00006	10/23/23 17-188(9	202309 310-51300-31100	ENGINEER SERVICES SEP23	*	305.05	
							305.05 000844
10/24/23	00026	10/01/23 407677	202310 330-53800-51200	AMENITY SIGNAGE	*	42.00	
							42.00 000845
10/26/23	00086	9/30/23 09302023	202309 300-21700-10000	82-2959773 3RD QTR 941	*	91.80	
							91.80 000846
11/02/23	00026	10/25/23 408527	202310 330-53800-53000	BULK BLEACH/ACID	*	882.50	
							882.50 000847
11/02/23	00052	11/01/23 1751	202311 320-53800-46300	POND MAINT/ANALYSIS TEST	*	920.00	
							920.00 000848
11/02/23	00064	10/26/23 61784714	202310 320-53800-47100	PEST CONTROL - OCT 23	*	65.00	
							65.00 000849
11/02/23	00032	10/24/23 23-2979	202309 320-53800-46700	JANITORIAL SVCS - SEP 23	*	2,142.00	
							2,142.00 000850
11/07/23	00057	11/02/23 5398	202310 330-53800-48200	LEVEL POOL PAVERS	*	1,200.00	
							1,200.00 000851
11/07/23	00063	10/30/23 019095	202311 330-53800-48800	SECURITY MONITORING NOV23	*	35.00	
							35.00 000852
TQUA TOHOQUA CDD AGUZMAN							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/23	00024	11/01/23	9205	202311	320	53800	47200		ROBERTS POOL SRVC AND REPAIR INC	*	1,735.00	1,735.00	000853
11/16/23	00057	11/07/23	5407	202311	330	53800	48200		BERRY CONSTRUCTION OF	*	850.00	850.00	000854
11/16/23	00022	11/01/23	80	202311	330	53800	11000		COMMUNITY ASSOCIATION AND LIFESTYLE	*	11,041.67	11,041.67	000855
11/16/23	00040	11/15/23	144244	202311	330	53800	49200		PROPET DISTRIBUTORS INC.	*	516.00	516.00	000856
11/16/23	00033	11/10/23	53964	202311	320	53800	46200		UNITED LAND SERVICES	*	5,943.33	5,943.33	000857
		11/10/23	53966	202311	320	53800	46200		UNITED LAND SERVICES	*	4,323.00	4,323.00	000857
		11/10/23	53967	202311	320	53800	46200		UNITED LAND SERVICES	*	3,668.33	3,668.33	000857
		11/10/23	53968	202311	320	53800	46200		UNITED LAND SERVICES	*	700.00	700.00	000857
		11/10/23	53969	202311	320	53800	46200		UNITED LAND SERVICES	*	1,743.75	1,743.75	000857
		11/10/23	53970	202311	320	53800	46200		UNITED LAND SERVICES	*	1,166.67	1,166.67	000857
		11/10/23	53971	202311	320	53800	46200		UNITED LAND SERVICES	*	3,885.00	3,885.00	000857
		11/10/23	53973	202311	320	53800	46200		UNITED LAND SERVICES	*	4,336.00	4,336.00	000857
11/22/23	00080	11/17/23	86868167	202311	330	53800	48200		FRANKS AIR CONDITIONING	*	218.13	218.13	000858
11/22/23	00002	11/01/23	292	202311	310	51300	34000		AGUZMAN	*	3,533.33	3,533.33	000858
		11/01/23	292	202311	310	51300	35200		AGUZMAN	*	106.00	106.00	000858
		11/01/23	292	202311	310	51300	35100		AGUZMAN	*	159.00	159.00	000858
		11/01/23	292	202311	310	51300	31300		AGUZMAN	*	1,458.33	1,458.33	000858

TQUA TOHOQUA CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23		292	202311 310-51300-51000				OFFICE SUPPLIES	*	.90		
11/01/23		292	202311 310-51300-42000				POSTAGE	*	42.11		
11/01/23		292	202311 310-51300-42500				COPIES	*	204.90		
11/01/23		293	202311 320-53800-12000				FIELD MANAGEMENT - NOV 23	*	1,910.67		
11/01/23		293	202311 320-53800-49000				AMEX STMNT 2/2/23 AMAZON	*	111.25		
11/01/23		294	202311 320-53800-12300				FACILITY MAINT - NOV 23	*	4,681.67		
GOVERNMENTAL MANAGEMENT SERVICES										12,208.16	000859
11/22/23	00004	11/15/23	122269	202310 310-51300-31500			GENERAL COUNSEL - OCT 23	*	1,148.00		
		11/15/23	122270	202310 310-51300-31500			CDD CONTRACTION FEES	*	491.36		
LATHAM, LUNA, EDEN & BEAUDINE,LLP										1,639.36	000860
12/06/23	00002	6/30/23	283	202306 320-53800-47800			BIKE RACK INSTALLATION	*	1,227.50		
GOVERNMENTAL MANAGEMENT SERVICES										1,227.50	000861
12/06/23	00063	11/30/23	019256	202312 330-53800-48800			SECURITY MONITORING DEC23	*	35.00		
MODERN SECURITY SYSTEM, LLC										35.00	000862
12/06/23	00006	11/27/23	17-188(9	202310 310-51300-31100			ENGINEER SERVICES OCT23	*	225.00		
POULOS & BENNETT, LLC										225.00	000863
12/06/23	00067	12/02/23	92801(2)	202312 330-53800-48000			HOLIDAY PARTY CANCEL FEE	*	3,514.54		
PUFF 'N STUFF CATERING, LLC										3,514.54	000864
12/06/23	00024	12/01/23	9991	202312 320-53800-47200			POOL MAINTENANCE - DEC 23	*	1,735.00		
ROBERTS POOL SRVC AND REPAIR INC										1,735.00	000865
12/06/23	00026	11/13/23	300494	202311 330-53800-53000			BULK BLEACH/BICARB	*	1,830.00		
SPIES POOL, LLC										1,830.00	000866
12/06/23	00064	11/16/23	61812968	202311 320-53800-47100			PEST CONTROL - NOV 23	*	65.00		
TURNER PEST CONTROL, LLC										65.00	000867
TQUA TOHOQUA CDD AGUZMAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/23	00032	11/22/23	23-3287 202310 320-53800-46700	JANITORIAL SVCS - OCT 23	*	2,142.00		
							WESTWOOD INTERIOR CLEANING INC.	2,142.00 000868
12/13/23	00029	11/01/23	R062630- 202311 310-51300-49200	2023 PROPERTY TAXES	*	267.28		
		11/01/23	R062630- 202311 310-51300-49200	2023 PROPERTY TAXES	*	8.74		
							BRUCE VICKERS TAX COLLECTOR	276.02 000869
12/13/23	00022	12/01/23	81 202312 330-53800-11000	AMENITY MANAGEMENT DEC 23	*	11,041.67		
		12/01/23	81 202312 330-53800-48000	PARTY RENTALS - FALL FEST	*	781.37		
		12/01/23	81 202312 330-53800-49000	AMAZON ELCTRNC S INSURANCE	*	58.77		
		12/01/23	81 202312 330-53800-48000	PUBLIX - NAT COFFEE DAY	*	14.47		
		12/01/23	81 202312 330-53800-49200	AMAZON - PROJECTOR SCREEN	*	146.96		
		12/01/23	81 202312 330-53800-49200	AMAZON - HD PROJECTOR	*	257.16		
		12/01/23	81 202312 330-53800-48200	HOME DEPOT-MAINT SUPPLIES	*	114.55		
		12/01/23	81 202312 330-53800-48000	AMAZON - MOVIE FOR EVENT	*	18.63		
		12/01/23	81 202312 330-53800-48200	SAMS CLUB- MAINT SUPPLIES	*	119.90		
		12/01/23	81 202312 330-53800-48000	SAMS CLUB- PASTRIES EVENT	*	24.13		
		12/01/23	81 202312 330-53800-49200	AMAZON - PHOTO BACKDROP	*	28.42		
		12/01/23	81 202312 330-53800-48000	PIZZA CONE-NAT FRAPPE DAY	*	289.28		
		12/01/23	81 202312 330-53800-48200	POOL GATE HINGES	*	34.49		
							COMMUNITY ASSOCIATION AND LIFESTYLE	12,929.80 000870
12/13/23	00002	12/01/23	295 202312 310-51300-34000	MANAGEMENT FEES - DEC 23	*	3,533.33		
		12/01/23	295 202312 310-51300-35200	WEBSITE ADMIN - DEC 23	*	106.00		
		12/01/23	295 202312 310-51300-35100	INFORMATION TECH - DEC 23	*	159.00		
		12/01/23	295 202312 310-51300-31300	DISSEMINATION - DEC 23	*	1,458.33		

TQUA TOHOQUA CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23		295	202312 310-51300-51000						OFFICE SUPPLIES	*	.30		
12/01/23		295	202312 310-51300-42000						POSTAGE	*	28.47		
12/01/23		295	202312 310-51300-42500						COPIES	*	184.95		
12/01/23		296	202312 320-53800-12000						FIELD MANAGEMENT - DEC 23	*	1,910.67		
12/01/23		297	202312 320-53800-12300						FACILITY MAINT - DEC 23	*	4,681.67		
GOVERNMENTAL MANAGEMENT SERVICES											12,062.72	000871	
12/13/23	00003	10/31/23	08204369 202310 310-51300-48000						NOT OF FY24 MEETINGS	*	249.43		
ORLANDO SENTINEL MEDIA GROUP											249.43	000872	
12/13/23	00052	12/01/23	1766 202312 320-53800-46300						POND MAINT/ANALYSIS TEST	*	920.00		
SUNSHINE LAND MANAGEMENT CORP.											920.00	000873	
12/13/23	00033	11/27/23	55808 202311 320-53800-46401						REPLACE DEAD TREE	*	1,663.00		
12/05/23		57208	202312 320-53800-46200						LANDSCAPE MAINT PH1-DEC23	*	5,943.33		
12/05/23		57209	202312 320-53800-46200						LANDSCAPE ADD POND DEC 23	*	700.00		
12/05/23		57211	202312 320-53800-46200						TOH 1ST AMND PH2,3 -DEC23	*	4,323.00		
12/05/23		57213	202312 320-53800-46200						LANDSCAPE CROSS PRA-DEC23	*	3,668.33		
12/05/23		57216	202312 320-53800-46200						TOHOQUA AMENITY - DEC 23	*	1,743.75		
12/05/23		57220	202312 320-53800-46200						LANDSCAPE AMEN POND-DEC23	*	1,166.67		
12/05/23		57221	202312 320-53800-46200						LNDSCP E CROSS PRA- DEC23	*	3,885.00		
12/05/23		57225	202312 320-53800-46200						TOHOQUA PH6 MAINT - DEC23	*	4,336.00		
UNITED LAND SERVICES											27,429.08	000874	
12/13/23	00013	11/25/23	7136269 202311 310-51300-32300						TRUSTEE FEE SER2022 3/6	*	4,040.63		
US BANK											4,040.63	000875	
12/19/23	00004	12/13/23	122733 202311 310-51300-31500						GENERAL COUNSEL - NOV 23	*	118.98		

TQUA TOHOQUA CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/13/23		122734		202311	310	51300	31500		CDD CONTRACTION FEES	*	487.20		
									LATHAM, LUNA, EDEN & BEAUDINE,LLP			606.18	000876
1/03/24	00002	11/30/23	299	202311	330	53800	48000		FALLFEST EMPLYE/GENERATOR	*	615.00		
									GOVERNMENTAL MANAGEMENT SERVICES			615.00	000877
1/03/24	00052	1/01/24	1787	202401	320	53800	46300		POND MAINT/ANALYSIS TEST	*	920.00		
									SUNSHINE LAND MANAGEMENT CORP.			920.00	000878
1/03/24	00033	12/28/23	60744	202312	320	53800	46200		TOHO PH5 POND ADD - DEC23	*	1,060.00		
									UNITED LAND SERVICES			1,060.00	000879
1/03/24	00032	12/19/23	23-3523	202311	320	53800	46700		JANITORIAL SVCS - NOV23	*	1,904.00		
									WESTWOOD INTERIOR CLEANING INC.			1,904.00	000880
TOTAL FOR BANK A											337,527.39		
TOTAL FOR REGISTER											337,527.39		

TQUA TOHOQUA CDD AGUZMAN

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
December 31, 2023



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Tohoqua
Community Development District
Combined Balance Sheet
December 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 1,856,779	\$ -	\$ -	\$ 15,449	\$ 1,872,228
Investments					
<u>Series 2018</u>					
Reserve	\$ -	\$ 69,039	\$ -	\$ -	\$ 69,039
Revenue	\$ -	\$ 30,633	\$ -	\$ -	\$ 30,633
Construction	\$ -	\$ -	\$ 13,216	\$ -	\$ 13,216
<u>Series 2021 Phase 2</u>					
Reserve	\$ -	\$ 72,381	\$ -	\$ -	\$ 72,381
Revenue	\$ -	\$ 9,809	\$ -	\$ -	\$ 9,809
Construction	\$ -	\$ -	\$ 255	\$ -	\$ 255
<u>Series 2021 Phase 4A/5A</u>					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 8,260	\$ -	\$ -	\$ 8,260
Construction	\$ -	\$ -	\$ 9	\$ -	\$ 9
<u>Series 2022 Phase 3A/6A</u>					
Reserve	\$ -	\$ 76,154	\$ -	\$ -	\$ 76,154
Capital Interest	\$ -	\$ 5,399	\$ -	\$ -	\$ 5,399
Construction	\$ -	\$ -	\$ 3,702	\$ -	\$ 3,702
<u>Series 2023 Phase 4B/5B</u>					
Reserve	\$ -	\$ 77,100	\$ -	\$ -	\$ 77,100
Capital Interest	\$ -	\$ 1,782	\$ -	\$ -	\$ 1,782
Construction	\$ -	\$ -	\$ 16,360	\$ -	\$ 16,360
<u>Series 2023 Phase 4C</u>					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Capital Interest	\$ -	\$ 115,345	\$ -	\$ -	\$ 115,345
Construction	\$ -	\$ -	\$ 1,390,144	\$ -	\$ 1,390,144
Cost of Issuance	\$ -	\$ -	\$ 10,972	\$ -	\$ 10,972
Due From General Fund	\$ -	\$ 711,057	\$ -	\$ -	\$ 711,057
Due From Other	\$ 31	\$ -	\$ -	\$ -	\$ 31
Total Assets	\$ 1,856,810	\$ 1,323,463	\$ 1,434,657	\$ 15,449	\$ 4,630,378
Liabilities:					
Accounts Payable	\$ 3,579	\$ -	\$ -	\$ -	\$ 3,579
FICA Payable	\$ 92	\$ -	\$ -	\$ -	\$ 92
Due to Debt Service	\$ 711,057	\$ -	\$ -	\$ -	\$ 711,057
Total Liabilities	\$ 714,728	\$ -	\$ -	\$ -	\$ 714,728
Fund Balances:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 232,559	\$ -	\$ -	\$ 232,559
Debt Service - Series 2021 Phase 2	\$ -	\$ 222,146	\$ -	\$ -	\$ 222,146
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 229,303	\$ -	\$ -	\$ 229,303
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 226,257	\$ -	\$ -	\$ 226,257
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 226,701	\$ -	\$ -	\$ 226,701
Debt Service - Series 2023 Phasen 4C	\$ -	\$ 186,498	\$ -	\$ -	\$ 186,498
Capital Reserve	\$ -	\$ -	\$ -	\$ 15,449	\$ 15,449
Capital Projects	\$ -	\$ -	\$ 1,434,657	\$ -	\$ 1,434,657
Unassigned	\$ 1,142,082	\$ -	\$ -	\$ -	\$ 1,142,082
Total Fund Balances	\$ 1,142,082	\$ 1,323,463	\$ 1,434,657	\$ 15,449	\$ 3,915,650
Total Liabilities & Fund Balance	\$ 1,856,810	\$ 1,323,463	\$ 1,434,657	\$ 15,449	\$ 4,630,378

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Assessments - Tax Collector	\$ 841,269	\$ 806,455	\$ 806,455	\$ -
Assessments - Direct	\$ 364,857	\$ 226,546	\$ 226,546	\$ -
Assessments - Direct (Administrative)	\$ 88,234	\$ -	\$ -	\$ -
Developer Contributions	\$ 301,982	\$ -	\$ -	\$ -
Special Events Revenue	\$ 12,000	\$ 3,020	\$ 3,020	\$ -
Total Revenues	\$ 1,608,342	\$ 1,036,021	\$ 1,036,021	\$ -
Expenditures				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
FICA Expense	\$ 918	\$ 230	\$ 46	\$ 184
Engineering	\$ 12,000	\$ 3,000	\$ 225	\$ 2,775
Attorney	\$ 25,000	\$ 6,250	\$ 2,246	\$ 4,004
Annual Audit	\$ 6,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,600	\$ 10,600	\$ 10,600	\$ -
Arbitrage	\$ 2,700	\$ -	\$ -	\$ -
Dissemination	\$ 17,500	\$ 4,375	\$ 4,375	\$ -
Trustee Fees	\$ 26,239	\$ 26,239	\$ 8,930	\$ 17,309
Management Fees	\$ 42,400	\$ 10,600	\$ 10,600	\$ -
Information Technology	\$ 1,908	\$ 477	\$ 477	\$ -
Website Maintenance	\$ 1,272	\$ 318	\$ 318	\$ -
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage	\$ 1,000	\$ 250	\$ 91	\$ 159
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Printing & Binding	\$ 3,000	\$ 750	\$ 465	\$ 285
Legal Advertising	\$ 3,800	\$ 950	\$ 249	\$ 701
Other Current Charges	\$ 2,000	\$ 500	\$ 194	\$ 306
Property Appraiser Fees	\$ 500	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ 276	\$ (276)
Office Supplies	\$ 625	\$ 156	\$ 2	\$ 155
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 177,523	\$ 74,831	\$ 46,066	\$ 28,765
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 22,928	\$ 5,732	\$ 5,732	\$ -
Amenities Management	\$ 132,500	\$ 33,125	\$ 37,807	\$ (4,682)
Landscape Maintenance	\$ 510,817	\$ 127,704	\$ 78,358	\$ 49,346
Lake Maintenance	\$ 34,720	\$ 8,680	\$ 2,760	\$ 5,920
Wetland Maintenance	\$ 12,100	\$ 3,025	\$ -	\$ 3,025
Pool Maintenance	\$ 20,820	\$ 5,205	\$ 5,205	\$ -
Pest Control	\$ 780	\$ 195	\$ 130	\$ 65
Janitorial Services	\$ 19,000	\$ 4,750	\$ 4,046	\$ 704
Subtotal Contract Services	\$ 753,665	\$ 188,416	\$ 134,038	\$ 54,378
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 7,500	\$ 2,711	\$ 4,789
Mulch	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Tree Removal & Replacement	\$ 20,000	\$ 5,000	\$ 1,663	\$ 3,337
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Stormwater Inspections	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Alley & Sidewalk Maintenance	\$ 3,000	\$ 750	\$ -	\$ 750
Signage	\$ 1,500	\$ 375	\$ 42	\$ 333
Walls & Monument Repair	\$ 1,500	\$ 375	\$ -	\$ 375
Pressure Washing	\$ 17,500	\$ 4,375	\$ -	\$ 4,375
Fencing	\$ 1,500	\$ 375	\$ -	\$ 375
Subtotal Repairs & Maintenance	\$ 150,000	\$ 37,500	\$ 4,416	\$ 33,084

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Utilities				
Pool - Electric	\$ 38,280	\$ 9,570	\$ 7,963	\$ 1,607
Pool - Water	\$ 18,480	\$ 4,620	\$ 3,586	\$ 1,034
Electric	\$ 2,500	\$ 625	\$ 93	\$ 532
Water & Sewer	\$ 95,000	\$ 23,750	\$ 27,071	\$ (3,321)
Streetlights	\$ 125,000	\$ 31,250	\$ 19,197	\$ 12,053
Subtotal Utilities	\$ 279,260	\$ 69,815	\$ 57,911	\$ 11,904
Amenities				
Property Insurance	\$ 38,048	\$ 38,048	\$ 36,244	\$ 1,804
Pool Attendants	\$ 15,000	\$ 3,750	\$ 1,920	\$ 1,830
Facility Maintenance	\$ 56,180	\$ 14,045	\$ 9,363	\$ 4,682
Pool Repairs & Maintenance	\$ 25,000	\$ 6,250	\$ 4,505	\$ 1,745
Pool Permits	\$ 325	\$ 325	\$ -	\$ 325
Access Cards & Equipment Supplies	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Fire Alarm & Security Monitoring	\$ 420	\$ 105	\$ 105	\$ -
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 500	\$ -	\$ 500
Fire Extinguisher Inspections	\$ 100	\$ 100	\$ -	\$ 100
Amenity Signage	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 2,672	\$ (172)
Office Supplies	\$ 1,000	\$ 250	\$ 63	\$ 187
Operating Supplies	\$ 5,000	\$ 1,250	\$ 2,176	\$ (926)
Doggie Pots	\$ 3,500	\$ 875	\$ -	\$ 875
Special Events	\$ 20,000	\$ 5,000	\$ 8,549	\$ (3,549)
Termite Bond	\$ 300	\$ -	\$ -	\$ -
Holiday Décor	\$ 25,000	\$ 6,250	\$ 5,100	\$ 1,150
Subtotal Amenities	\$ 211,873	\$ 81,748	\$ 70,698	\$ 11,050
Other				
Contingency	\$ 25,000	\$ -	\$ 170	\$ (170)
Subtotal Other	\$ 25,000	\$ -	\$ 170	\$ (170)
Total Operations & Maintenance	\$ 1,419,797	\$ 377,479	\$ 267,232	\$ 110,247
Total Expenditures	\$ 1,597,320	\$ 452,310	\$ 313,298	\$ 139,012
Excess (Deficiency) of Revenues over Expenditures	\$ 11,022		\$ 722,723	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	\$ (11,022)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (11,022)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 722,723	
Fund Balance - Beginning	\$ -		\$ 419,358	
Fund Balance - Ending	\$ -		\$ 1,142,082	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 131,766	\$ 131,766	\$ -
Interest Income	\$ -	\$ -	\$ 1,725	\$ 1,725
Total Revenues	\$ 137,458	\$ 131,766	\$ 133,492	\$ 1,725
Expenditures:				
Interest Payment - 11/01	\$ 47,068	\$ 47,068	\$ 47,068	\$ -
Principal Payment - 5/01	\$ 45,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 47,068	\$ -	\$ -	\$ -
Total Expenditures	\$ 139,135	\$ 47,068	\$ 47,068	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,677)		\$ 86,424	
Fund Balance - Beginning	\$ 75,108		\$ 146,135	
Fund Balance - Ending	\$ 73,431		\$ 232,559	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 138,774	\$ 138,774	\$ -
Interest Income	\$ -	\$ -	\$ 1,464	\$ 1,464
Total Revenues	\$ 144,764	\$ 138,774	\$ 140,239	\$ 1,464
Expenditures:				
Interest Payment - 11/01	\$ 43,716	\$ 43,716	\$ 43,716	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 43,716	\$ -	\$ -	\$ -
Total Expenditures	\$ 142,431	\$ 43,716	\$ 43,716	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,333		\$ 96,523	
Fund Balance - Beginning	\$ 51,582		\$ 125,622	
Fund Balance - Ending	\$ 53,915		\$ 222,146	

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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Assessments - Tax Roll	\$ 150,700	\$ 144,464	\$ 144,464	\$ -
Interest Income	\$ -	\$ -	\$ 1,509	\$ 1,509
Total Revenues	\$ 150,700	\$ 144,464	\$ 145,973	\$ 1,509
Expenditures:				
Interest Payment - 11/01	\$ 46,655	\$ 46,655	\$ 46,655	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 46,655	\$ -	\$ -	\$ -
Total Expenditures	\$ 148,310	\$ 46,655	\$ 46,655	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,390		\$ 99,318	
Fund Balance - Beginning	\$ 52,910		\$ 129,984	
Fund Balance - Ending	\$ 55,300		\$ 229,303	

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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Special Assessments	\$ 150,950	\$ 144,703	\$ 144,703	\$ -
Interest Income	\$ -	\$ -	\$ 1,610	\$ 1,610
Total Revenues	\$ 150,950	\$ 144,703	\$ 146,313	\$ 1,610
Expenditures:				
Interest Payment - 11/01	\$ 60,204	\$ 60,204	\$ 60,204	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 60,204	\$ -	\$ -	\$ -
Total Expenditures	\$ 150,408	\$ 60,204	\$ 60,204	\$ -
Net Change in Fund Balance	\$ 543		\$ 86,109	
Fund Balance - Beginning	\$ 63,823		\$ 140,147	
Fund Balance - Ending	\$ 64,365		\$ 226,257	

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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Special Assessments	\$ 154,199	\$ 147,818	\$ 147,818	\$ -
Interest Income	\$ 2,417	\$ 604	\$ 1,584	\$ 980
Total Revenues	\$ 156,616	\$ 148,423	\$ 149,403	\$ 980
Expenditures:				
Interest Payment - 11/01	\$ 60,228	\$ 60,228	\$ 60,228	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 60,228	\$ -	\$ -	\$ -
Total Expenditures	\$ 150,455	\$ 60,228	\$ 60,228	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,161		\$ 89,175	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,026)	\$ (1,026)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,026)	\$ (1,026)
Net Change in Fund Balance	\$ 6,161		\$ 88,149	
Fund Balance - Beginning	\$ 62,052		\$ 138,551	
Fund Balance - Ending	\$ 68,214		\$ 226,701	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 1,755	\$ 1,755
Total Revenues	\$ -	\$ -	\$ 1,755	\$ 1,755
Expenditures:				
Interest Payment - 5/01	\$ -	\$ -	\$ 10,412	\$ (10,412)
Total Expenditures	\$ -	\$ -	\$ 10,412	\$ (10,412)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (8,658)	
Fund Balance - Beginning	\$ -		\$ 195,156	
Fund Balance - Ending	\$ -		\$ 186,498	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 187	\$ 187
Total Revenues	\$ -	\$ -	\$ 187	\$ 187
Expenditures:				
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 187	
Fund Balance - Beginning	\$ -		\$ 15,262	
Fund Balance - Ending	\$ -		\$ 15,449	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Series 2018	Series 2021 Phase 2	Series 2021 Phase 4A/5A	Series 2022 Phase 3A/6A	Series 2023 Phase 4B/5B	Series 2023 Phase 4C	Total
Revenues							
Interest	\$ 174	\$ 2	\$ 0	\$ 3,702	\$ 207	\$ 12,853	\$ 16,938
Total Revenues	\$ 174	\$ 2	\$ 0	\$ 3,702	\$ 207	\$ 12,853	\$ 16,938
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ 759,339	\$ -	\$ -	\$ 759,339
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,125	\$ 46,125
Total Expenditures	\$ -	\$ -	\$ -	\$ 759,339	\$ -	\$ 46,125	\$ 805,464
Excess (Deficiency) of Revenues over Expenditures	\$ 174	\$ 2	\$ 0	\$ (755,638)	\$ 207	\$ (33,272)	\$ (788,526)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 1,026	\$ -	\$ 1,026
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 1,026	\$ -	\$ 1,026
Net Change in Fund Balance	\$ 174	\$ 2	\$ 0	\$ (755,638)	\$ 1,233	\$ (33,272)	\$ (787,500)
Fund Balance - Beginning	\$ 13,041	\$ 252	\$ 9	\$ 759,339	\$ 15,127	\$ 1,434,388	\$ 2,222,157
Fund Balance - Ending	\$ 13,216	\$ 255	\$ 9	\$ 3,702	\$ 16,360	\$ 1,401,116	\$ 1,434,657

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	\$ -	\$ 38,766	\$ 767,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 806,455
Assessments - Direct	\$ 193,140	\$ 33,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,546
Assessments - Direct (Administrative)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events Revenue	\$ 1,580	\$ -	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,020
Total Revenues	\$ 194,720	\$ 72,171	\$ 769,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,036,021
Expenditures													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225
Attorney	\$ 1,639	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,246
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Trustee Fees	\$ 4,889	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,930
Management Fees	\$ 3,533	\$ 3,533	\$ 3,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Information Technology	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 477
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 20	\$ 42	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Printing & Binding	\$ 76	\$ 205	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Legal Advertising	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249
Other Current Charges	\$ 45	\$ 80	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276
Office Supplies	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 30,019	\$ 10,507	\$ 5,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,066

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations & Maintenance													
Contract Services													
Field Management	\$ 1,911	\$ 1,911	\$ 1,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Amenities Management	\$ 15,723	\$ 11,042	\$ 11,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,807
Landscape Maintenance	\$ 25,766	\$ 25,766	\$ 26,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,358
Lake Maintenance	\$ 920	\$ 920	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,760
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,205
Pest Control	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Janitorial Services	\$ 2,142	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,046
Subtotal Contract Services	\$ 48,262	\$ 43,342	\$ 42,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,038
Repairs & Maintenance													
Landscape Replacement	\$ 2,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,711
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal & Replacement	\$ -	\$ 1,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,663
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ 2,753	\$ 1,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,416
Utilities													
Pool - Electric	\$ 5,417	\$ 2,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,963
Pool - Water	\$ 1,272	\$ 1,091	\$ 1,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,586
Electric	\$ 62	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93
Water & Sewer	\$ 9,875	\$ 6,040	\$ 11,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,071
Streetlights	\$ 12,789	\$ 6,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,197
Subtotal Utilities	\$ 29,414	\$ 16,117	\$ 12,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,911

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenities													
Property Insurance	\$ 36,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,244
Pool Attendants	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,920
Facility Maintenance	\$ -	\$ 4,682	\$ 4,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,363
Pool Repairs & Maintenance	\$ 2,675	\$ 1,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,505
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,335	\$ 1,068	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,672
Office Supplies	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Operating Supplies	\$ 1,228	\$ 516	\$ 433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,176
Doggie Pots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 488	\$ 2,418	\$ 5,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,549
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 49,088	\$ 10,549	\$ 11,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,698
Other													
Contingency	\$ -	\$ 111	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170
Subtotal Other	\$ -	\$ 111	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170
Total Operations & Maintenance	\$ 129,517	\$ 71,783	\$ 65,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,232
Total Expenditures	\$ 159,536	\$ 82,290	\$ 71,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,298
Excess (Deficiency) of Revenues over Expenditures	\$ 35,184	\$ (10,119)	\$ 697,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722,723
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 35,184	\$ (10,119)	\$ 697,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722,723

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)
Less: Principal Payment - 5/1/23	(\$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)
Less: Principal Payment - 5/1/23	(\$55,000)
Current Bonds Outstanding	\$2,470,000

Series 2021 Phase 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)
Less: Principal Payment - 5/1/23	(\$55,000)
Current Bonds Outstanding	\$2,550,000

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	\$76,154
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 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$ 894,967.00	\$ 146,228.39	\$ 154,005.37	\$ 160,320.01	\$ 160,585.12	\$ 164,042.11	\$ 1,680,148.00
Net Assessments	\$ 841,268.98	\$ 137,454.69	\$ 144,765.05	\$ 150,700.81	\$ 150,950.01	\$ 154,199.58	\$ 1,579,339.12

		53%	9%	9%	10%	10%	10%	100%					
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2018 Debt Service	2021 Debt Service: Phase 2	2021 Debt Service: 4A/5A	2023 Debt Service: 3&6	2023 Debt Service: 4B/5B	Total
11/10/23	11/10/23	\$ 855.30	\$ (47.85)	\$ (16.15)	\$ -	\$ 791.30	\$ 421.50	\$ 68.87	\$ 72.53	\$ 75.51	\$ 75.63	\$ 77.26	\$ 791.30
11/21/23	11/21/23	\$ 76,515.18	\$ (3,060.67)	\$ (1,469.09)	\$ -	\$ 71,985.42	\$ 38,344.59	\$ 6,265.11	\$ 6,598.31	\$ 6,868.86	\$ 6,880.22	\$ 7,028.33	\$ 71,985.42
12/8/23	12/8/23	\$ 1,520,853.22	\$ (60,835.55)	\$ (29,200.35)	\$ -	\$ 1,430,817.32	\$ 762,155.66	\$ 124,528.38	\$ 131,151.27	\$ 136,528.83	\$ 136,754.60	\$ 139,698.58	\$ 1,430,817.32
12/21/23	12/21/23	\$ 10,991.61	\$ (391.23)	\$ (212.01)	\$ -	\$ 10,388.37	\$ 5,533.59	\$ 904.13	\$ 952.22	\$ 991.26	\$ 992.90	\$ 1,014.27	\$ 10,388.37
Total		\$ 1,609,215.31	\$ (64,335.30)	\$ (30,897.60)	\$ -	\$ 1,513,982.41	\$ 806,455.34	\$ 131,766.49	\$ 138,774.33	\$ 144,464.46	\$ 144,703.35	\$ 147,818.44	\$ 1,513,982.41

96%	Net Percent Collected
\$ 65,356.71	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Tohoqua Development Group, LLC						
2024-01			Net Assessments	\$ 66,810.76	\$ 66,810.76	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/29/23	11/1/23	Wire	\$ 33,405.38	\$ 33,405.38	\$ 33,405.38	
	2/1/24		\$ 16,702.69			
	5/1/24		\$ 16,702.69			
			\$ 66,810.76	\$ 33,405.38	\$ 33,405.38	

Pulte Home Company, LLC						
2024-02			Net Assessments	\$ 174,733.78	\$ 174,733.78	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
10/31/23	11/1/23	95021386	\$ 87,366.89	\$ 87,366.89	\$ 87,366.89	
	2/1/24		\$ 43,683.45			
	5/1/24		\$ 43,683.45			
			\$ 174,733.79	\$ 87,366.89	\$ 87,366.89	

Lennar Homes, LLC						
2024-03			Net Assessments	\$ 211,547.00	\$ 211,547.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
10/31/23	11/1/23	2118945	\$ 105,773.50	\$ 105,773.50	\$ 105,773.50	
	2/1/24		\$ 52,886.75			
	5/1/24		\$ 52,886.75			
			\$ 211,547.00	\$ 105,773.50	\$ 105,773.50	

SECTION 3



TOHOQUA

TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

FEBRUARY 1, 2024

October, November & December 2023 and January 2024:

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.
- *Closings as of December 31, 2023 = 1,047 homes*
- Maintenance is performed weekly.
- Clubhouse Rental in October: 1
- Clubhouse Rental in November: 2
- Clubhouse Rental in December: 2
- No Clubhouse Rental in January

- **October's Events Recap:**
 - * **National Frappe Day:** 37 residents participated from the event.
 - * **Food Truck Social:** Nona Bistro Food Truck sold 15 orders.
 - * **Residents Business Expo:** 14 vendors and 40+ residents participated from the event.

- **November's Events Recap:**
 - * **Holiday Drive**
 - * **Fall Festival:** 200+ residents participated from the event.

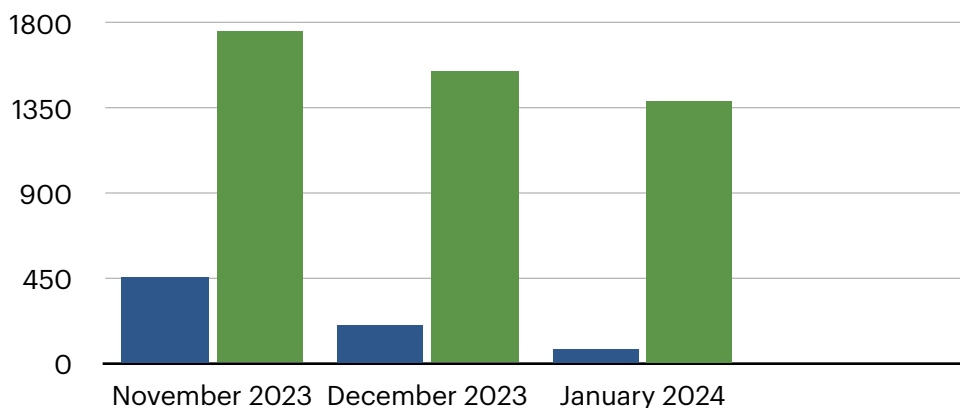
- **December's Events Recap:**
 - * **Holiday Drive** - Donations were delivered to Help Now Osceola

- **January's Events Recap:**
 - * **National Hot Chocolate Day:** 25 residents participated from the event

- **Events Scheduled for February 2024:**
 - * **Blast of Love**
 - * **Food Truck Social**

■ Pool Usage ■ Gym Usage

Tohoqua Residents Club Usage Report



Events in October 2023

National Frappe Day



Residents Business Expo



Events in November 2023 Fall Festival



Events in December 2023 Holiday Drive



Events in January 2024 National Hot Chocolate Day

