

*Tohoqua Community  
Development District*

*Agenda*

*June 5, 2024*

# AGENDA

# *Tohoqua*

## *Community Development District*

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

May 29, 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, June 5, 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 May 1, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-07 Finalizing Special Assessments Securing the Series 2024 (Phase 7 Project Bonds)
5. Consideration of Resolution 2024-08 Approving Dedications in the Proposed “Tohoqua Mixed Use” Plat
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager’s Report
  - D. District Manager’s Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Amenity Manager’s Report
7. Other Business
8. Supervisors Requests
9. 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, May 1, 2024 at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Eric Raudebaugh	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Larissa Diaz	CALM
Chris Horter	CALM
Sara Zare	MBS Capital Markets
Tim Bramwell ( <i>via phone</i> )	Akerman

**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: This is a public meeting and allow for public comment at the beginning of each meeting. This would be an opportunity for any comment on anything on the agenda or not on the agenda, that you would like to bring to the Board's attention. We would ask, if you do have comments, that you state your name and address and try to limit your comments to three minutes. Are there any public comments?

Resident (Not Identified): One question. The CDD on our taxes, is that the same for everybody or does that vary according to the appraisal of your house?

Mr. Flint: It's not linked to the value of your house, but it is linked to the size. It's based basically on a front foot basis.

Resident (Not Identified): Okay. So, there's a difference.

Mr. Flint: Yeah, the operating and maintenance (O&M) assessments will vary, whether it's a townhouse, a 40 foot or 50-foot lot. I think we even have some 70-foot lots in here.

Resident (Not Identified): So, it has to do with the size of the lot.

Mr. Flint: Yeah, it's based on the benefit to the property, not the value of the property. So, the front footage really is a proxy for that, in regards to stormwater and size of the home, those sorts of things. So, it will vary. Then there are multiple bond issues. For the different phases, there are at least eight main phases. There are some sub phases within those. We have multiple bond issues, so the debt service assessments may vary from one phase to another as well. But that's all in the budget which is available on the website. Of course, I'm available for any questions. I'll give you my card.

Resident (Not Identified): What is your name?

Mr. Flint: Let me go ahead and introduce myself. My name is Mr. George Flint and I'm the District Manager for the CDD. This is Ms. Kristin Trucco. She's District Counsel. We have a representative and a District Engineer as well. They're on the phone. We have the Board Members here. There are five Board Members. Three of them are here today and we have various other members of staff; some amenity staff, some field staff that manage the landscape, the lake maintenance contracts and those sorts of things. We will be talking later about the next election for the Board and that process for how the Board transitions. So, we can get into that, but we try to take all the public comment at the beginning. We don't typically get into a dialogue once we start the agenda, just like if you would go to a City Commission or County Commission meeting, you can't really get up and interrupt in the middle of the meeting. Because this is a government entity, we try to run the meetings like that, to the extent we can. Are there any other public comments?

Asif Qureshi (2011 Spring Shower Circle): My question is how long the CDD will be in existence? Typically speaking, I understand that the duration is about 30 years.

Mr. Flint: The CDD will exist indefinitely, because it's a government entity that has certain responsibilities. They own this building. They own the stormwater system within the community. They're responsible for the landscape maintenance in the public rights-of-away and

in the common areas, all those amenities. To dissolve it, you have to have another entity that's going to take those responsibilities over. As far as the debt goes, the debt is typically amortized over 30 years. So, you have the ability to pay that off early if you want to, but if you pay the debt off, you still have O&M piece that will be on your annual tax bill.

Asif Qureshi: What about the roads? Which are public and which are private?

Mr. Flint: All of the roads are owned by the City of St. Cloud. Are there any alleys?

Mr. Vidrine: No, they are city owned.

Mr. Flint: Okay. The City of St. Cloud has all the roadways. We maintain the landscaping and the roadways, and you probably want that.

Mr. Scheerer: The reserve is private.

Mr. Flint: I'm sorry! The reserve roads are private. That's the only phase within the community that has private roads. All of the rest of the roads are owned by the City of St. Cloud. Other than maintenance of the landscaping and the right-of-way, there's nothing in the budget related to road maintenance. So, there's no differential in assessment from your community to another phase, because the road component is not part of the cost.

Asif Qureshi: Thanks.

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the February 7 2024, Board of Supervisors Meeting**

Mr. Flint: We will go ahead and move on to the minutes of the February 7, 2024 meeting. It's hard to believe it's been that long, since we last met. Did the Board have any comments or questions on the minutes? Did the Board have any comments or corrections on those?

Mr. Vidrine: I didn't have any.

Ms. Trucco: I actually had a couple. I think in my section, it said that you could complete the ethics video requirements in 15-minute increments. I think it should have been 50 minutes. I probably was just not speaking clear enough there. So, yeah, they can be completed in 50 minutes. I'll send these edits to you, George, if the Board's okay with it.

Mr. Flint: Sure.

Ms. Trucco: Then also on Page 6, it says that "*they*" needed to do that. I was referring to the City of St. Cloud, as they had to approve the Contraction and Expansion Petition prior to the county being able to pass the Ordinance approving the expansion and contraction. So, if the Board's okay with those revisions, I'll send them to George after the meeting.

Mr. Flint: If the Board's amenable, is there a motion to approve the minutes with those amendments?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the February 7, 2024, Board of Supervisors Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Financing Matters**

**A. Presentation and Approval of Seventh Supplemental Engineer's Report dated April 16, 2024**

Mr. Flint: Section four is dealing with the Phase 7, Series 2024 bond issue. The first item under that section, is the presentation of the Seventh Supplemental Engineer's Report dated April 16, 2024, which was included in your agenda package. It defines the eligible improvements within Phase 7 that could be funded through bond funds. It was prepared by your District Engineer, Poulos & Bennett. Mr. Eric Warren is out of the office, but Mr. Eric Raudebaugh is on the phone, to answer any questions on the Engineer's Report. We're calling it the Phase 7 project. I know that Kristen provided a couple comments to the District Engineer, I believe, yesterday and I think they're somewhat minor, just correcting some references to acreage and some other things. So, we would ask that the Board just approve this subject to incorporating District Counsel's comments. Did the Board have any questions on the Supplemental Engineers Report?

Mr. Vidrine: No. We've done a lot of these reports. It's similar and pretty accurate.

Mr. Flint: Right. So, the report has a number of exhibits, including maps that show the proposed improvements. Exhibit 12 shows the estimated costs of those improvements. You can see that they consist of the stormwater system, the potable water, sanitary sewer, reclaimed and landscape hardscape, as well as professional fees and other soft costs and a contingency. With all those together, it's \$6,999,180.30. Eric, is there anything you want to add for the Board?

Mr. Raudebaugh: I don't think so.

Mr. Flint: Okay. Are there any questions? If there are no questions on the Engineer's Report, is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Seventh Supplemental Engineer's Report dated April 16, 2024 for Phase 7, Series 2024 bond issue was approved as amended, subject to incorporating District Counsel's comments.



**B. Presentation and Approval of Supplemental Assessment Methodology dated May 1, 2024**

Mr. Flint: The next item is the Supplemental Assessment Methodology for Assessment Area 7, Phase 7 project. We took the Engineers Report and prepared this Supplemental Assessment Methodology, which allocates the benefit of those improvements across the Phase 7 units. There are a total of 334 planned units, a mixture of townhomes, single family 32-foot lots and single family 50-foot lots. So, Table 1 shows you the Development Plan and assigns ERU factors to those various product types, which results in 253 ERUs. Table 2 is the summary of the infrastructure cost estimates taken from the Engineers Report. That is the \$6.99 million in improvements. Since this is a Supplemental Report, it is closer to where we believe the market will be. So, you see the bond sizing in Table 3 and the assumptions that are included, resulting in a par amount of \$4,580,000; \$4,045,000 of which are considered construction funds. A portion of the \$7 million in estimated improvements, are going to be funded by the developer and the balance of about \$4 million would be funded through bond funds. Table 4 is the allocation of benefit, based on improvement costs. Table 5 is the allocation of benefit, based on the par amount. You can see that we're recognizing \$205,000 in developer contributions, to match up the assessments in the par debt per unit to the target assessments. Table 6 shows you what the gross annual and net annual debt service assessments per unit would be under these assumptions and the various product types. This is just for Phase 7 and this action only affects properties within Phase 7. Are there any questions on the Supplemental Assessment Methodology Report? If not, is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Seventh Supplemental Assessment Methodology dated April 16, 2024 for Assessment Area 7, Phase 7 project was approved.

**C. Consideration of Resolution 2024-03 Delegation Resolution (Series 2024 Phase 7 Project)**

Mr. Flint: Item C is the Delegation Resolution 2024-03. Mr. Tim Bramwell with Akerman is on the phone. He's your bond counsel. Tim, do you want to present the Delegation Resolution?

Mr. Bramwell: Yes. Alright, good morning. Before you is Delegation Resolution 2024-03. I will start with a little background. Back on September 25, 2017, this Board adopted Bond

Resolution 2017-21, which authorized the District to issue special assessment revenue bonds in an aggregate amount not-to-exceed \$94,500,000, pursuant to a Master Trust Indenture that was approved by that Bond Resolution. The Bond Resolution and the bonds were subsequently validated on December 5. I'm sorry, I don't have the year, but I will track it down. In the meantime, I'll go on. Ultimately, the Bond Resolution and the bonds were subsequently validated and since validation, the District has previously adopted a Delegation Resolution supplementing the Bond Resolution, to authorize and issue six bond issues, with an aggregate principal amount totaling \$13,745,000, pursuant to six supplemental indentures. This Delegation Resolution further supplements the Bond Resolution and authorizes seven series of bonds, with an aggregate principle amount not-to-exceed \$7 million, in order to finance the Phase 7 project. It also delegates authority to the District officers, to issue the Phase 7 bonds under certain circumstances and approves forms for the related principal bond documents, including the Seventh Supplemental Trust Indenture, Bond Purchase Agreement, Preliminary Limited Offering Memorandum, and Continuing Disclosure Agreement for the Phase 7 bonds. This Delegation Resolution authorizes the Board to engage MBS Capital Markets (MBS) as its underwriter, to market the Phase 7 bonds using the Preliminary Limited Offering Memorandum, so long as MBS delivers an offer to purchase the Phase 7 bonds that meets the parameters in Section 5 of the Delegation Resolution. Then the Delegation Resolution authorizes the District officers to enter into a Bond Purchase Agreement with MBS, in the form approved, pursuant to this Delegation Resolution and authorizes the District officers to finalize, execute and deliver the documents, pursuant to this Delegation Resolution. The parameters in Section 5 can be summarized as follows. First, as I said above, the aggregate principle amount that the Phase 7 bonds shall not exceed \$7 million. Second, the average interest rate on bonds does not exceed the maximum interest rate allowed under Florida law, which for bonds priced during May, would have a statutory max rate of 7.07% or 300 basis points in excess of the bond buyer 20 Geo bond index rate of 4.07% published on April 5, 2024. Third, the Underwriter's discount should not exceed 2%, excluding fees and expenses of Underwriters Counsel. Fourth, bonds shall be subject to optional redemption not later than May 1, 2037, at a redemption price of 100% of the principal amount of bonds to be redeemed, and fifth, the final maturity of the bonds shall be no later than May 1, 2056. The Delegation Resolution also approves forms of an Acquisition Agreement,

Completion Agreement, Collateral Assignment, and a True-up Agreement, all to be entered into with the developer. Does anybody have any questions on the Delegation Resolution?

Mr. Flint: Are there any questions on the Delegation Resolution?

Mr. Vidrine: I understand it.

Mr. Flint: I don't hear any Tim.

Mr. Bramwell: Alright. If not, I would be looking for a motion to approve Resolution 2024-03.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2024-03 Delegation Resolution (Series 2024 Phase 7 Project) was adopted.

**D. Consideration of Series 2024 Ancillary Agreements**

- i. True-Up Agreement**
- ii. Collateral Assignment Agreement**
- iii. Acquisition Agreement**
- iv. Completion Agreement**
- v. Declaration of Consent**
- vi. Notice of Lien and Imposition of Special Assessments**
- vii. Notice of Collection Agent for Special Assessments**

Mr. Flint: Kristen, we have your Ancillary Agreements.

Ms. Trucco: Tim introduced those as part of that resolution. It's attached to the resolution. So, we have the Acquisition Agreement, Completion Agreement, Collateral Assignment Agreement, True-up Agreement and two notice types of documents; Notice of Collection Agent, which is GMS, and a Declaration of Consent to Jurisdiction, which is the current landowner of Phase 7, basically declaring that it consents to the CDD's jurisdiction for purposes of issuing the bonds on its land, because that land will be assessed for the repayment of the Phase 7 bond. So, if you have any questions on anything specifically in those agreements, I'm happy to answer them or if you'd like, I can go through each individually.

Mr. Flint: They have already been approved.

Ms. Trucco: They are attached to the Delegation Resolution, but they're substantially the same as every other bond issuance that we've done. They're just standard issuer documents.

Mr. Flint: Are there any questions on the Ancillary Agreements? Hearing none,

**E. Consideration of Supplement to Investment Banking Agreement Regarding Bond Insurance**

Mr. Flint: This item should be the agreement with MBS to serve as your Underwriter on this deal. They have been the underwriter on the other six bond issues. So, this is just a supplement to their agreement, addressing the Phase 7 bond issue and formalizing their engagement as your Underwriter and making the appropriate disclosures. Is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Agreement with MBS Capital Markets to serve as Underwriter was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing to Adopt**

Mr. Flint: Next is resolution 2024-04, approving a Proposed Budget for Fiscal Year 2025, which starts on October 1<sup>st</sup> of this year and runs through September 30<sup>th</sup> of next year. The budget process starts with you approving a Preliminary Budget, for purposes of starting the budget process and setting the public hearing for the actual adoption of the budget. Exhibit A to this resolution, is the Proposed Budget or Preliminary Budget. We are recommending your August 7<sup>th</sup> meeting at 9:00 a.m., in this location for the actual public hearing. The Proposed Budget that you're approving is not binding the Board in any way from making changes to this, if necessary, between now or at the public hearing in August. You will note in Exhibit A, that there's a substantial amount of increased costs. Now that we're getting closer to the completion of the community, we're about to issue the Phase 7 bonds and the last phase remaining is Phase 8. All the phases are included, not for an entire year, but we have all the costs associated with all the phases. Some are prorated, based on when we believe the infrastructure will come online. There's the Phase 4C amenity, which was not originally contemplated, when we originally put the build-out budget together, but the community will have an additional amenity in Phase 4C. Those costs are included in here as well. All of the units for all the phases are included for purposes of the O&M assessments. There is a Cost Share Agreement, which is in your agenda package, between the CDD and the commercial areas towards the front. It's at one rate during the time that it's undeveloped and then once it's developed, it will be at another rate, based on a percentage of the total budget. You will see on Page 3 of the budget, which there are some hard copies of, there are

some proposed increases to the assessments. Those are reflected on that page. Those increases vary by product type, anywhere from the townhomes to the single family 70-foot lots. The far-right column shows the amount of those increases. Again, as we're getting closer to the build-out of the community and we have a better handle on where we believe we're going to be, as far as our actual expenses and the amenities and costs that are going to be in place, this is our best effort to estimate what those costs would be and the impact that there will be on the assessments. These are annual amounts, so when you see these increases, keep in mind that it's over a 12-month period. Again, you're not approving this final form. This is the initial Proposed Budget that can be amended. You would approve the final budget at the August public hearing. I know the Board hasn't had a chance to really digest the Proposed Budget, but if you have any questions, we can discuss those. Otherwise, if you want to consider the resolution and set the public hearing, we can work on this between now and August.

Mr. Vidrine: Like we typically do.

Mr. Flint: Yeah.

Mr. Vidrine: I think the important thing that I heard and I was aware of, is that we have enhanced the amount of amenities available for the residents at Tohoqua.

Mr. Flint: Right.

Mr. Vidrine: So, that was a benefit. I understand that there is a little more increase when that occurs.

Mr. Flint: We all know that the cost of everything is significant. All you have to do is buy groceries or a car, anything, and you realize where we're at today as far as the cost of services and materials.

Mr. Vidrine: Relative to the other CDDs that you manage, are you seeing similar increases as well?

Mr. Flint: Yeah. This is not unusual at this point in the life of the community, to see an adjustment like this, because normally, the District has been in place, I think, since 2017 and the adjustments to the assessments have been minimal. They were based on some bubble diagrams and conceptual plans, but now that we're getting closer to the end of the build-out of the community, we have a better idea of what the streetlights are going to cost and all of the various components that are covered under this budget, as well as the enhanced amenities that you mentioned.

Mr. Vidrine: There are also changes in governmental design criteria that drives some of these changes as well.

Mr. Flint: Yeah. You know, there are things like the street trees. The City of St. Cloud has made the CDD responsible for the street trees. So, that's been challenging as well. They tried to make us responsible for the roads and certain phases. We've pushed back on that. They also tried to make us responsible for the sidewalks in certain phases. So, it's been a battle to try to hold the line on a lot of those things.

Mr. Vidrine: This was, again, created in 2017?

Mr. Flint: Right. This is seven years.

Mr. Vidrine: This isn't too bad, considering at the time anticipated originally.

Mr. Flint: So, if there are any questions, we can discuss them. If not, if you want to approve the resolution and set the hearing, there will need to be a mailed notice that goes out to everyone, notifying them of the proposed increase and the date, place, and time of the public hearing, as well as advertisements in the newspaper. The information will be on the District's website, as required by Statute.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2024-04 Approving the Proposed Budget for Fiscal Year 2025 and Setting the Public Hearing for August 7, 2024 at 9:00 a.m., at this location was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Setting a Date, Time and Location of  
Landowners' Election and Meeting**

Mr. Flint: The next resolution is Resolution 2024-05. The District was created by Osceola County and then subsequently it was annexed into the City of St. Cloud, but the County Commission and the creating Ordinance, named the initial five Board Members. Then there had been some subsequent landowner elections and the landowner elections are one vote per acre or part of an acre. Typically, the developer has the votes to be able to elect the Board Members during that landowner election period. After the District has been in existence six years and has at least 250 registered voters, the Board starts to transition to a General Election process. So, we've triggered both six years and 250 registered voters, so in November of this year, two of the five seats will be elected through the General Election process and one seat will be landowner elected. So, the two seats that are elected through the General Election process are handled by

the Supervisor of Elections for Osceola County. We'll have some information in a future agenda about the qualifying period. But the CDD is not involved in that. Any qualified electors are to be a full-time resident within the boundaries of the CDD and registered to vote. So, along with that, comes having to be 18 years old, a citizen of the United States, a resident of the State of Florida and registered with your address within the boundaries of the District. Then the Supervisor of Elections handles the qualifying for that. If there's more than one individual that qualifies for a seat, it would be on the ballot on the first Tuesday in November. So anyway, what this resolution does, is it sets the date, place, and time of the landowner meeting for the one seat that will be landowner elected, which we are recommending for your November 6<sup>th</sup> Board meeting at 9:00 a.m. in this location. The seats up for election are Seat 4, which would be the landowner's seat currently occupied by Mr. Chris Wrenn and the two seats that would transition to General Election are Seats 3 and 5. Are there any questions on the resolution? Is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2024-05 Setting a Date, Time and Location of Landowners' Election and Meeting and Setting the Public Hearing for November 6, 2024 at 9:00 a.m., at this location was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06  
Conveyance of Water Utilities in Phase  
4C from Pulte to the District and from the  
District to TWA**

Mr. Flint: Do you want to handle Resolution 2024-06?

Ms. Trucco: Alright, so the next resolution in your agenda, is Resolution 2024-06, approving the conveyance of the reclaimed water distribution system, the sanitary sewer system and the potable water distribution system, that is located in Phase 4C. Just a little bit of background. The District Engineer notified me about two weeks ago, that these systems are nearing completion. So, by now, they're probably just about done and he said that we need to basically tee this up to be able to convey these systems in Phase 4C to the Tohopekaliga Water Authority (TWA), which is consistent with the Development Plans for the community. So, our process for doing that, of course, is that we need to bring this resolution back to the Board for approval. The resolution is going to approve the conveyance of those water systems to TWA. It needs to go through the District, since we're anticipating that Pulte will be requisitioning bond

funds, it will be using bond funds to reimburse itself for the construction of those systems. So, it's going to pass through the CDD first and then the CDD is going to transfer to TWA. Since it's just infrastructure systems, we do not need a special warranty deed, as no real property is being transferred. So, again, the resolution is going to approve the conveyance and the conveyance documents that are attached as Exhibit A, which are similar to what you've seen for every other conveyance that we've done. You have the Bill of Sale from Pulte to the District with those water systems and an additional Bill of Sale from the District to TWA. You also have an Owner's Affidavit and an Agreement Regarding Taxes, providing assurances from Pulte, the developer of the systems, that there are no outstanding taxes on any of these improvements or against any of them or the underlying real property. It also provides assurances that there are no encumbrances against the real property underneath the infrastructure, that would basically hinder the ability of the CDD to own and maintain those. Finally, we have the certificate of the District Engineer, which is required for all conveyances. The District Engineer is required to basically certify that the infrastructure improvements are of quality and that it's acceptable for the CDD to go ahead and take the infrastructure and then convey them to TWA. Then he's also certifying that this conveyance is consistent with the Development Plans for the CDD. I received his signature page on the certificate. So, absent any revisions that TWA's legal department may require on the conveyance documents, these should be pretty close to substantial final form. Today, we're looking for a motion to approve this resolution, which is going to approve the Conveyance Agreement in substantial final form, subject to any final revisions that are requested by TWA. Of course, they have to be approved by your District Counsel as well as your District engineering team.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2024-06 for the Conveyance of Water Utilities in Phase 4C from Pulte to the District and from the District to TWA was adopted.

**EIGHTH ORDER OF BUSINESS**

**Authorization of Staff to Open and Establish Appropriate Investment Account**

Mr. Flint: In Item 8. we're asking the Board to authorize staff to open up an investment account with the State Board of Administration (SBA), which is the investment pool that is



operated by the Governor and cabinet for the State of Florida. In the General Fund, we would invest the District's funds beyond an operating reserve necessary for cash flow.

Mr. Vidrine: Is this typically done in all CDD's?

Mr. Flint: Yes. Most CDD's, School Boards, County and City Commissions utilize this. I think the interest earnings are in excess of 5%.

Mr. Vidrine: Yeah. If you don't invest it, you're losing 5% because of inflation. So, you need to protect the asset.

Mr. Flint: Exactly. We do have an investment account for the Capital Reserve Fund. This would be for the District's General Fund.

Mr. Vidrine: Thank you for the clarification.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor authorization for staff to open a State Board of Administration Account was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Cost Sharing Agreement with Neptune Road Investments, LLC**

Mr. Flint: Item 9 is Cost Sharing Agreement with Neptune Road Investments, LLC. (NRI)

Ms. Trucco: The Board approved the initial draft of this agreement in 2021. It was prepared. when it was anticipated that the property owner was going to file a petition to contract their property out of the CDD boundary. So, we're coming back full circle now, three years later, as the project was completed and you are aware of that process that we've been going through to do that. So, we are ready now to go ahead and finalize the Cost Sharing Agreement. Again, this has to do with the property that was contracted out of the CDD. They have agreed, and we are grateful to them for doing so. NRI agreed to continue to contribute to the assessments for the maintenance of the infrastructure that they were previously contributing to and still receiving a benefit for. So, those are included in Paragraph 1, which is the shared services and the cost that we're sharing for landscape maintenance and replacement services, lighting for proportions of Neptune Road to Tohoqua Boulevard and Cross Prairie Parkway, maintenance repair and replacement, operation of the master stormwater management and drainage system for the Tohoqua development and irrigation maintenance and repairs for irrigation improvements, located within the shared areas that are defined in the agreement. There have been no substantive

changes in this agreement, such as adding in a reference to the Ordinance that was passed by Osceola County, officially contracting their property from the CDD. So, we made that revision. We have also adjusted the administrative fee.

Mr. Flint: It should be \$120.

Ms. Trucco: Yes, exactly, in Paragraph 3. Due to inflation, that amount increased, for parcels that have not been issued, a Certificate of Completion (COC), essentially for NRI to be paying the CDD \$120 per gross acre. Paragraph 3 says \$100 and we have received NRI's approval of that revision in this agreement. Otherwise, they will be contributing their proportionate share that GMS' team and I believe the District Engineer, had computed after looking at the shared services and the expectation for future changes due to inflation, etc. So, that amount is 7.37% of the District's annual budget for O&M. That's also in Paragraph 3. If you have any questions, I'm happy to answer them. I can say that I'm comfortable with this final form. We also received GMS' approval and the District Engineer's approval on it. I guess we can either do it separately or together with the drainage easement, because that's the same line of thought. They are separate sections. So, do we have a motion to approve the Cost Sharing Agreement?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Cost Sharing Agreement with Neptune Road Investments, LLC as amended was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Drainage Agreement with Neptune Road Investments, LLC**

Mr. Flint: And then the drainage agreement?

Ms. Trucco: This is related to the Cost Sharing Agreement. We wanted to memorialize NRI, basically, their rights to continue draining through the Stormwater Management System, the drainage pipes, the control structures, other facilities that are located on the CDD's property, that they have always contributed to the maintenance costs for those things. Their drainage through that system is also consistent with the Development Plans for the CDD, including the permits. So, they had requested that we memorialize their right to use our drainage system, our stormwater system, through a drainage easement. So, that's what you have in front of you. I believe that a form of this was also brought to the Board in 2021, but I wanted to bring it back to you, as there have been some minor adjustments in here. For example, one of them is that they can drain surface water through property owned by the CDD. We've actually now named the

South Florida Water Management District permits and environmental permits, that allow them to do that. So, we've added a reference to those in there. I will also say that NRI is agreeing to provide written notice to the CDD, in terms of amendments or modifications to those permits, which is great. So, we can be aware of any changes that may be occurring with respect to their drainage. They also agreed to reimburse the CDD for any damage caused by use of their easement area and agreed to identify and defend the CDD in the event that the CDD is sued or somehow damaged as a result of their use of this easement area. I received the District Engineers approval. I am personally comfortable with the form of this easement. I think it protects the CDD. A lot of times, the CDD does not have the luxury of having something writing with these kinds of assurances. So, I think this is a helpful document for everyone, which will be recorded in the public records. I'll send that off for recording today, if I can get a motion to approve it from the Board.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Drainage Agreement with Neptune Road Investments, LLC as amended was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Ratification of Amended and Restated Notice of Establishment**

Mr. Flint: Alright, Staff Reports. This is related to the contraction of the boundaries.

Ms. Trucco: Yes, exactly. So, since the last Board meeting, the county approved the Ordinance expanding and contracting the CDD's boundary. The Florida Statutes requires us to record an Amended, and Restated Notice of Establishment, within a certain amount of time after the Ordinance has passed. So, we went ahead and reported that document. There's a copy in your agenda, but no action is needed, but if you have any comments or questions, I can answer that now. I just wanted to bring that back for the record, so that you can see that it is finally completed.

**ii. Ratification of Amendment to Interlocal Agreement**

Ms. Trucco: As part of the contraction expansion process, the county also required that the CDD enter into an Amendment to the Interlocal Agreement with Osceola County. Their intent behind this, as you can see in the document, was to make sure that the terms of the original Interlocal Agreement with the county, extended to the property that was expanded into the CDD,

i.e., the new property, for example, things that were included in the original Interlocal Agreement was a requirement that we record a notice of the CDD being in existence. We provide notice to homeowners so that they're aware that they're purchasing property that's located within a CDD. So, if you have any questions on that, we're happy to answer them, but I would like to ask for a motion to ratify the Amendment to the Interlocal Agreement with Osceola County for the contraction expansion.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Amendment to Interlocal Agreement with Osceola County for the contraction expansion was approved.

**iii. Review of Reminder Memo Regarding Florida Laws for Public Officials**

Ms. Trucco: Then last but not least, we provided an annual reminder Memorandum, that's included in your agenda. We are providing these to all of the Boards that we work with. It's a reminder about Florida Laws that apply to public officials. So, I will quickly go through this. The first section, which you've seen it before, is on the Code of Ethics, related to the new ethics training requirement that all of you are doing this year. Just a reminder, CDD Supervisors are considered government public officials in the State of Florida and are held to higher standard of care, than if you are not a Supervisor. One thing that applies to you is the Gifts Law, whereby public officials are prohibited from accepting or asking for anything of value based upon an understanding that the gift is being given to you, in order to influence your official decision making or judgment or vote on this Board. That also applies to your spouse and minor children. So, your spouse and minor children are prohibited from accepting anything of value, which they know or should know was being given to them in order to influence your decision making on this Board. They're not going to be able to accept it. There is a disclosure duty for gifts that are not given to you in order to influence your decision making on this Board. Basically, you're allowed to accept those gifts, if they're given to you, not intending to influence you. You can accept gifts, but if the value of that gift is greater than \$100, you have to disclose it on Form 9, which you can now do online or the alternative is that you can pay down the value of that gift to \$100 or less within 90 days of receiving it. This is just a reminder on that. Moving on to the second page, you all are aware of voting conflicts, but just as a reminder, you are not permitted to vote on any measure, which would result in a special private gain or loss to you individually, yourself or

principal by whom you are retained, someone that you're receiving compensation or something of similar value from, for example, from your employer. As a caveat to that, there is an exception in the law, if your employer is affiliated with the original landowner. So that's why, if there are representatives of the developer currently sitting on the Board, there's an exception that the Legislature made in the Statute to allow them to approve things that may result in a special private gain or loss to their employer. A subsidiary of a corporate principal, would have to abstain for voting on that, as well as a relative, parent, child, spouse, sibling, mother, father-in-law, etc. For example, if your relative owns Greenery Landscaping and they submit a proposal, you are going to have to abstain from voting on that, because your vote could result in a special private gain or loss to your relative. This also applies to a business associate. So, for example, if you own an apartment complex with someone else and you both are trying to rent out units there, they would be considered a business associate. If they submitted a proposal for some work or contract to the CDD Board for consideration at a meeting, you would have to abstain from voting on that. The law looks at a couple factors, including, whether you are pursuing a common business pursuit for profit and if that pursuit current and ongoing. There is a process that you have to follow, if you feel that you have a voting conflict, you have to disclose that you have to file a form within a certain number of days after the vote occurs. The law distinguishes whether you're appointed or elected with regard to when you need to disclose that and you know how you can participate in the discussion of it, even if you are someone that has a voting conflict. So, it kind of gets into the weeds. Again, if you feel that you have a voting conflict, let George or I know right away, so we can walk you through that process. There's also a section in here about quorum and Sunshine Law. Obviously, everyone in the CDD is subject to the Sunshine Law, which prohibits two members of the Board from speaking with one another outside one of these meetings, which are in the Sunshine, because members of the public are all free to come. There are certain advertising requirements for the CDD meetings as well. So, the Supervisors are actually prohibited from speaking about an item upon which foreseeable action will be taken by the Board outside one of these meetings. They can discuss it all they would like within the meeting, but outside, they can't discuss it. They can still talk to their spouse, their neighbor, etc., but they have to keep anything, any discussions about foreseeable actions that will be taken by the Board on those items, they have to talk about at the meetings only. Also, for quorum, you know that the majority of the Board must be physically present in order to establish a quorum.

So, if there are five Supervisors, three must be physically present. If someone calls in, their calling in does not satisfy the quorum requirement., but you are permitted to call in if your absence is due to an extraordinary circumstance, such as an illness. If you do call in to participate as a Supervisor, you must vote on every measure, just as if you weren't here physically. Moving on, we have the public records reminders. Obviously, the CDD is also subject to the Public Records Law in the State of Florida, just like every other government. So that means all materials, made or received in connection with official CDD business, are a public record and they must be retained for the required statutory period of time. I put a link in there to the record schedule and it goes through all of the different types of materials and how long you need to retain them for and the recommended manner that you dispose of them after that period is up. So, this is just something that we've run into in the last year, that text messages are actually also included as a public record. So, if you are going to discuss CDD business via text message, our recommendation would be to take a screenshot of that and then shoot it over to yourself by email, so if you do get a public record request, you can go ahead and produce those. There are also some best practice recommendations too, throughout this memorandum. So, I would just encourage, if you could please read it and if you have any questions, let me know. Does anyone have questions for me on anything in this Memorandum?

Mr. Flint: This is just a periodic reminder for the Board. Obviously, you all are aware of these things, but District Counsel wanted to put it on the record, just as a reminder for everybody. So, obviously, there is no particular issue that's resulted in this Memorandum being on here.

Mr. Vidrine: It's good practice.

Mr. Flint: Yeah, it's something that District Counsel does on all the districts that she's involved in. Anything else, Kristen?

Ms. Trucco: Nope, that's all I have.

## **B. Engineer**

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

Mr. Raudebaugh: Nope.

## **C. Field Manager's Report**

### **i. Consideration of Addendum No. 3 for Landscape Maintenance**

Mr. Flint: Field Manager's Report. Alan, you have the addendum to the landscape contract.

Mr. Scheerer: Yes. In the agenda package, there is an addendum for the Phase 3 improvements. We had had a couple of walkthroughs with the install contractor, the developer, and our landscaper and there are a few things that they're short on. My understanding is that they are getting really close. So, I want to make sure that we have this agreement in place, so we can go ahead and start the maintenance as soon as we accept the finished product. The addendum you see in here, is in our current budget for 2024 and it's also been included in the 2025 budget and we're just looking for a motion to approve so we can start doing the maintenance once it's all complete.

Mr. Flint: This is for Phase 3?

Mr. Scheerer: Yes, sir.

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

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Addendum No. 3 for Landscape Maintenance for Phase 3 was approved.
--

Mr. Scheerer: Just a few miscellaneous items. We had United Land Services replace some sod in Phase 2 off of Good Neighbor. So, that was taken care of. We just discussed the Phase 3 addendum. We're still waiting on the pavilions for Phase 6, so hopefully we'll get those in soon. We've had some damage to the playground off of Tohoqua Boulevard and Cross Prairie Parkway. We did find the actual agreement with Ohara and have been working with the playground company. They're going to provide us the parts at no cost. They are all under warranty at this particular time and we'll probably just have to pay for shipping and installation. The slide bracket is damaged and the rock-climbing feature has a bracket that's damaged. They've been safed-off by on site staff, and we're monitoring that periodically, to make sure nobody's messing with it and we keep it out of order. There are other portions of the playground that they can use, but those have been safed-off, so nobody can use them. We have some irrigation, minor irrigation issues on Cross Prairie Parkway East. Toho water is onsite right now with United Land, trying to figure that out. There are two of the medians as you get past Blowing Breeze Avenue. We have no water on right now, but again, they're here working on that. We

have some trees that we've approved. As you know, the District's responsible for maintenance of the street trees within the community. So, we have one missing by the park, that's been approved to be installed and we're doing some strapping and some other items in advance of hurricane season. If you see some discoloration in the turf, we had it at a winter height of 2.5 inches. United Land is in the process of reducing the height of that to 2 inches. So, the Zoysia turf, will eventually be down to a 2-inch height. So, you might see a little tinge to it. It's not that it's dead or anything. We're just slowly removing a portion of it going forward. We are keeping an eye on the big Oak tree in the back, too.

Mr. Flint: Alright, are there any questions for Alan? Hearing none,

**D. District Manager's Report**

Mr. Flint: You have approval of the Check Register from January 24, 2024 through March 31, 2024, in the amount of \$929,135.95. The detailed register is behind the summary. You can see some transfers of debt service assessments to the Trustee at US Bank, anywhere that says, "*Tohoqua CDD in care of US Bank.*" There's a \$721,000 check for this purpose. We also receive disbursements from the county of the fax bill assessments in one check, and then we have to write a check to the Trustee transferring it. So, it's not really an expense, it's just moving those funds. Are there any questions on the Check Register? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from January 24, 2024 through March 31, 2024 in the amount of \$929,135.95 was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint: We also have the Unaudited Financials through the end of March. It includes a Combined Balance Sheet and Statement of Revenue and Expenditures for each of the District's funds. If you have any questions, we can discuss those. We are just about 100% collected as of the end of March, on the on-roll assessments and we will be 100%, if we're probably already 100%. It's just not reflected here, because these go through the end of March. So, we're doing well on the revenue side. Then you see the expenses, where our actuals are under our prorated for all of the categories. Any there any questions on the financials? Hearing none,



**iii. Presentation of Registered Voters – 1,073**

Mr. Flint: Each year, we are required to announce the number of registered voters within the District as of April 15<sup>th</sup>. The Supervisor of Elections has provided us with a letter indicating that there are 1,073 registered voters within the boundaries of the CDD. So, we've already tripped the 250 registered voters that I mentioned earlier and we've been in existence for more than six years. So, the purpose of this requirement is to really monitor that 250 registered voter number, which has been triggered, so those two seats will transition this year.

**iv. Amenity Manager’s Report**

Mr. Flint: Next is the Amenity Manager’s Report. Marcia.

Ms. Calleja: Good morning. First, I wanted to introduce you to Mr. Vicente Pastoriza, our new Amenity Manager here at Tohoqua. I’m working closely with him to get him up to speed. He's doing a great job so far. We did include your Amenity Report with the agenda, including the rentals from February, March and April. We had some wonderful events in the last few months. Our best event was the Spring Break pool party, which had over 100 residents in attendance. We had Kona Ice bring a smaller trailer, where they served the Kona Ice. We actually had them on the pool deck. It’s light, so nothing happened to the pavers. The community had a great time. Then we also had the Happy Hoppy Easter, where there were over 200 participants. We had face painting, free pizza, a nice backdrop to take pictures, as well as a balloon artist. It was just a very good day. We have included pictures of all the events, as well as the usage report for the facility. If you have any questions, I'll be happy to answer them.

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

**TWELFTH ORDER OF BUSINESS                      Other Business**

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

**THIRTEENTH ORDER OF BUSINESS                      Supervisors Requests**

Mr. Flint: Are there any Supervisors Requests? Anything else the Board wanted to discuss that was not on the agenda. Was that enough?

Mr. Vidrine: Yeah, it was a full agenda.

Mr. Flint: Alright, if there's nothing else, we need a motion to adjourn.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

## RESOLUTION 2024-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2024 (PHASE 7 PROJECT) SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tohoqua Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida;

**WHEREAS**, on September 25, 2017, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2017-19 authorizing, among other things, the issuance of not to exceed \$94,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District;

**WHEREAS**, the District duly authorized and issued Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2024 (Phase 7 Project) (the "Series 2024 Bonds") in the amount of \$4,720,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services;

**WHEREAS**, the Tohoqua Community Development District Engineer's Report Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project), dated April 16, 2024, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2024 Bonds (the "Phase 7 Project");

**WHEREAS**, the original Engineer's Report for the District, dated September 25, 2017, estimated capital costs for the District's capital improvement program totaling \$71,870,000, a portion of which was to be paid directly by the developer;

**WHEREAS**, the total cost to the District for the improvements associated with the Phase 7 Project was estimated at \$6,999,180 ("Total Project Costs");

**WHEREAS**, pursuant to the terms of the Tohoqua Community Development District Supplemental Assessment Methodology for Assessment Area Seven (Phase 7 Project), dated May 15, 2024 (the "Assessment Methodology"), attached hereto as **Exhibit "B"**, the estimated total costs paid for by the Series 2024 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$4,720,000;

**WHEREAS**, on November 1, 2017, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2018-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this

levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

**NOW, THEREFORE,** be it resolved by the Board of Supervisors of Tohoqua Community Development District:

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

**2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. Finalization of Special Assessments Securing the Series 2024 Bonds.** Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2018-07, special assessments securing the Series 2024 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Phase 7 Project. The Assessment Methodology accurately reflects the amount of special assessments of the Series 2024 Bonds. The assessments levied pursuant to Resolution 2018-07 also correctly reflect the outstanding debt due on the Series 2024 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-07, the special assessments on parcels specially benefited by the Phase 7 Project are hereby finalized in the amount of the outstanding debt due on the Series 2024 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2024 Bonds.

**4. Improvement Lien Book.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

**5. Other Provisions Remain in Effect.** This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**6. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**7. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**APPROVED AND ADOPTED** this 5<sup>th</sup> day of June, 2024.

*[SIGNATURES ON FOLLOWING PAGE]*

**SIGNATURE PAGE FOR RESOLUTION 2024-07**

**ATTEST:**

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

By: \_\_\_\_\_

Name: George S. Flint

Name: \_\_\_\_\_

Title: Secretary

Title: \_\_\_\_\_

**Exhibit "A":** Engineer's Report  
**Exhibit "B":** Assessment Methodology

**EXHIBIT “A”**  
**ENGINEER’S REPORT**

[ATTACHED]



# Tohoqua Community Development District

SEVENTH SUPPLEMENTAL ENGINEER'S REPORT FOR  
PHASE 7 (PHASE 7 PROJECT)

**Prepared For**

Tohoqua Community Development District

**Date**

April 16, 2024

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 2856

# Tohoqua

# Community Development District

SEVENTH SUPPLEMENTAL ENGINEER'S REPORT FOR  
PHASE 7 (PHASE 7 PROJECT)

Osceola County, Florida

**Prepared For:**

Tohoqua Community Development District

**Date:**

April 16, 2024



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<b><i>Section 4</i></b>	<b><i>Capital Improvement Plan</i></b>
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Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>Tohoqua Phase 7 Master Site Plan</i>
<i>Exhibit 4</i>	<i>District Boundary Map and Legal Description</i>
<i>Exhibit 5</i>	<i>Proposed Public and Private Uses Within the CDD</i>
<i>Exhibit 6</i>	<i>Concept Plan</i>
<i>Exhibit 7</i>	<i>Post-Development Basin Map</i>
<i>Exhibit 8</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 9</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 10</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 11</i>	<i>Wastewater System Map</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Exhibit 13</i>	<i>Permit Log</i>

Attachments

<i>Attachment A</i>	<i>Phase 7 Legal Description</i>
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**Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)**

***Section 1 Introduction***

***1.1. Background***

The District Engineer's Report, dated September 25, 2017, described the scope and estimated cost of the District's capital improvement program (the "CIP") serving the entire Tohoqua Community Development District (the "District"). The CIP is estimated to cost approximately \$71.870 million and includes public roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, off-site utility and roadway improvements, an amenity site, parks, landscaping, hardscape, professional fees and contingency. This Seventh Supplemental Engineer's Report, dated April 16, 2024 (the "Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)"), has been prepared to assist with the financing and construction of the public infrastructure components for the seventh phase of the Development within the District in the approximate amount of \$7.0 million (the "Phase 7 Project") pursuant to requirements of Osceola County and the City of St. Cloud, Florida.

The Phase 7 Project described in this Seventh Supplemental Engineer's Report includes the proposed public infrastructure improvements necessary for the development of Phase 7 which constitutes the District's seventh phase development parcel. The capital improvement costs compiled and contained in this report are only those costs for Phase 7. Many of the necessary regulatory approvals have been obtained for the Development. The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

***1.2. Location and General Description***

Tohoqua CDD was originally comprised of approximately 784 acres in Osceola County, Florida and is now located in the City of St. Cloud, Florida. The CDD boundary has been amended with a contraction and expansion ordinance, under Osceola County Ordinance 2024-15 and is currently comprised of approximately 701 acres. More specifically, the parcel is located within a portion of Sections 5 and 6, Township 26 South, Range 30 East lying south of Neptune Road, west of the Florida Turnpike, and east of the permitted Toho Preserve development. Phase 7 of the overall project consists of 70.18 acres of the District. The Legal Description for Phase 7 is included as Attachment A. Phase 7 is planned to include 239 single family homes, 95 townhomes and open space recreation. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The proposed Phase 7 Project is part of the multi-phase development and specifically includes onsite infrastructure improvements for Phase 7 only with no proposed offsite improvements. Please refer to the Tohoqua Phase 7 Master Site Plan Exhibit 3. Zoning for the Development was approved by Osceola County on February 3, 2016.

It should be noted that the property was previously located in unincorporated Osceola County but has been annexed into the City of St. Cloud.

The District Boundary and Legal Description are included as Exhibit 4.

**Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)**

**1.3. District Purpose and Scope**

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

**1.4. Description of Land Use**

The lands within the overall District encompass approximately 701 acres. Based on the current MXD Zoning for the property, the development program is currently planned to include 2,310 single family homes, a K-8 school site and a high school site. The approved land uses within the District include the following areas. Exhibit 5 provides the location of the development uses below. Exhibit 6 shows the current land use.

<b>Proposed Development</b>	<b>Approximate Acres</b>
Private	270.71
Schools	73.47
Stormwater	117.83
Amenities, Parks and Open Space	30.13
Roads Alleys & Utility Tracts	150.53
Conservation	58.09
Total Acres	700.76

**Section 2 Government Actions**

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located within the City of St. Cloud.

Permitting Agencies & Permits Required

1. Osceola County (while located in unincorporated Osceola County)
  - a. Preliminary Subdivision Plan
  - b. Mass Grading (optional)

**Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)**

- c. Site Development Plan
  - d. Final Plat
2. South Florida Water Management District (SFWMD)
  - a. Environmental Resource Permit
    - i. Mass Grading/Master Stormwater Construction
    - ii. Final Engineering for Onsite and Offsite Improvements
  - b. Water Use Permit (Dewatering)
    - i. Mass Grading/Master Storm
    - ii. Final Engineering for Onsite and Offsite Improvements
3. City of St. Cloud
  - a. Final Engineering Construction Plans for Water, Sewer, and Reclaimed Water Systems
  - b. Concept Plan Revisions (upon annexation)
  - c. Preliminary Subdivision Plan (upon annexation)
  - d. Final Construction Plans for Streets and Drainage (upon annexation)
  - e. Final Plat (upon annexation)
4. Florida Department of Environmental Protection (FDEP)
  - a. Water Distribution System
  - b. Sanitary Sewer Collection and Transmission System
  - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
  - a. Letter of Map Revision
6. Army Corp of Engineers
  - a. Dredge and Fill Permit
  - b. Canal Crossing Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. State of Florida Department of Transportation
  - a. Utility Permit
  - b. Drainage Connection Permit

Exhibit 13 lists the permits that have currently been obtained for Phase 3 & 6.

***Section 3      Infrastructure Benefit***

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. Some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

**Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)**

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use. The District can construct any portion or all of the proposed infrastructure. In addition, the District can acquire, own, operate and/or maintain infrastructure not dedicated to the County or City. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

***Section 4 Phase 7 Project***

The Phase 7 Project addressed in this Seventh Supplemental Engineer's Report includes elements that are only internal to the District. The proposed onsite infrastructure improvements include the master stormwater management and drainage systems, roadway improvements, pavement markings and street signage, potable water main, reclaimed water main and sewer infrastructure required to provide utility service to the District, landscaping, hardscaping and recreation areas. This project does not include any proposed offsite improvements. Descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5, 7 and 9 through 11. Exhibit 12 details the Cost Opinion for the Phase 7 Project.

***Section 5 Description of Series Phase 7 Project Capital Improvement Plan***

***5.1 Roadway Improvements***

The District will not be responsible for funding roadway construction internal to the District consisting of local roadways and alleys. The funding of Cross Prairie Parkway was undertaken by the Developer under a Separate Reimbursement Agreement with Osceola County. The Developer will pay all costs associated with road improvements for which impact fee credits are payable pursuant to transportation or other development agreements. The costs for such improvements are not included on Exhibit 12. Exhibit 5, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public.

***5.2 Stormwater Management***

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of an existing wet detention stormwater treatment pond as well as control structures, spreader swales, inlets, manholes and storm pipes. The existing pond and proposed outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 7, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system. Stormwater Ponds 11, 14 & 15 are included in the Phase 7 project.

***5.3 100-Year Floodplain***

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0090G 12097G and 12097C 0255G both dated June 18, 2013, no portions of the Phase 7 site are located within the 100-year Flood Hazard Area (FHA), Zone A. Exhibit 8, FEMA 100-Year Floodplain



**Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)**

details the floodplain limits relative to the District boundaries.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SFWMD and Osceola County any filled areas below the floodplain may require mitigation in the form of compensating storage.

A Letter of Map Revision is not required for the Phase 7 improvements.

***5.4 Phase 7 Infrastructure***

***5.4.1 Phase 7 Roadways***

The Phase 7 Project does not include any of the Phase 7 roadway improvements. Instead, the Phase 7 roadway improvements are to be developer funded. Phase 7 roadways will be public and owned and maintained by the City. Phase 7 includes approximately 8,664 linear feet of road and will define the ingress and egress points within the Developments. In addition to the roadways, the Phase 7 improvements include approximately 4,104 linear feet of public alleys. The roadways and alleys will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 4. The Phase 7 roadways will connect to Phase 1 to the north, Phase 4C to the east and future Phase 8 to the south. No offsite roadway or intersection improvements are being constructed as part of Phase 7.

***5.4.2 Potable Water Distribution System***

The District may fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete. The water mains within the District will be sized to provide water to residents of the District and will be designed and constructed based on the approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System Map, provides a graphical representation of the contemplated water mains to be constructed within Phase 7 and the overall District.

***5.4.3 Reclaimed Water Distribution System***

The District may fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be designed and constructed based on the approved MUP. Phase 7 will be served by the offsite reclaim water main which was constructed as part of Cross Prairie Parkway. Exhibit 10, Reclaimed Water Distribution System Map, provide a graphical representation of the existing and proposed offsite reclaimed water system and onsite Phase 7 and overall system contemplated within the District.

**Tohoqua Community Development District  
Seventh Supplemental Engineer’s Report for Phase 7 (Phase 7 Project)**

**5.4.4 Wastewater System**

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents of the District, and will be designed and constructed based on the approved MUP. Exhibit 11, Wastewater System Map, provide a graphical representation of the existing offsite wastewater system and onsite Phase 7 and overall system contemplated within the District. The Wastewater systems for Phase 7 connect to the previously constructed system in Phase 4C.

The funding of offsite wastewater improvements is by the Developer under a separate Reimbursement Agreement with the City of St. Cloud. The Developer will pay all costs associated with utility improvements for which impact fee credits are payable pursuant to development agreements.

**5.4.5 Parks, Landscape & Hardscape**

The Phase 7 landscaping and irrigation of the primary roadways will provide the “first impression” of the Development. The District may fund parks, landscape and hardscape construction and maintenance within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

**5.5 Professional and Inspection Fees**

For the design, permitting and construction of the proposed Phase 7 Project, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the Phase 7 Project.

**Section 6 Ownership and Maintenance**

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	City	City
Master Stormwater Management System	District	District
Potable Water Distribution System	City of St. Cloud	City of St. Cloud
Sanitary Sewer System	City of St. Cloud	City of St. Cloud
Reclaimed Water Distribution System	City of St. Cloud	City of St. Cloud
Parks, Landscaping, Irrigation and Signage	District	District

***Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces***

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

***Section 8 Estimate of Probable Capital Improvement Costs***

The Estimate of Probable Costs for the Phase 7 Project is provided in Exhibit 12. Costs associated with construction of the Phase 7 improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included. Please note that the costs are subject to change based on final engineering, permitting, and changes in the site plan and construction cost due to market fluctuation.

***Section 9 Conclusions and Summary Opinion***

The Phase 7 Project as described is necessary for the functional development of the property within Phases 7 of the District as required by the applicable local governmental agencies. Phase 7 infrastructure has been planned and designed in accordance with current governmental regulatory requirements. The public infrastructure as described in this Seventh Supplemental Engineer's Report will serve its intended function provided the construction is in substantial compliance with the design and permits which will be required for the District by the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the Phase 7 Project in this Seventh Supplemental Engineer's Report are based on the approved plans. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the Phase 7 improvements are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed Phase 7 Project costs are to be public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

Tohoqua Community Development District  
Seventh Supplemental Engineer's Report for Phase 7 (Phase 7 Project)

As District Engineer:  
Poulos & Bennett, LLC



---

Eric E. Warren, PE  
State of Florida Professional Engineer No. 45423

# Exhibits



Vicinity Map

# Tohoqua CDD

**POULOS & BENNETT**



SCALE IN FEET

**Exhibit 1**



- LEGEND
- CDD Boundary
  - - - - Existing Phases Boundaries
  - - - - Phase 7 Boundary

Location Map

# Tohoqua CDD

**POULOS & BENNETT**

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

www.poulosandbennett.com  
Certificate of Authorization No. 28567

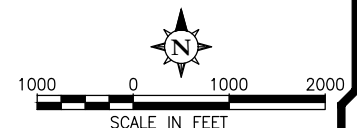

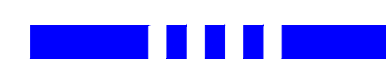


Exhibit 2

-  Existing Phases Boundaries
-  Phase 7 Boundary

General Site Data	
SECTION / TOWNSHIP / RANGE	06/26S/30E, 26/25S/29E
Land Use	Mixed Use
Zoning	Mixed Use
Total Acres	74.71
Net Developable Acres	40.72
Total Units	334
Dwelling Units / Ac.	8.20
Total Wetlands	0.00
Wetland Impacts	0.00

**TOHOQUA CDD BOUNDARY**

PHASE 1 BOUNDARY

PHASE 7 BOUNDARY

PHASE 4C BOUNDARY

PHASE 4B BOUNDARY

PHASE 6 BOUNDARY

PHASE 4A BOUNDARY

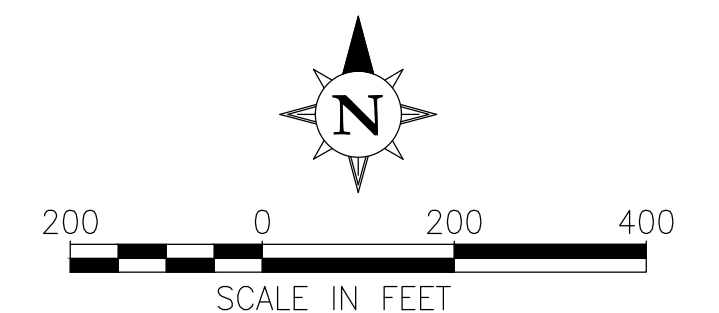
PHASE 5A BOUNDARY

Phase 7 Master Site Plan  
**Tohoqua CDD**

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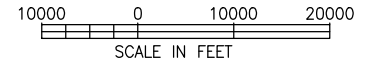
**Exhibit 3**









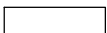

# LEGEND

-  CDD BOUNDARY
-  PHASE 7 BOUNDARY

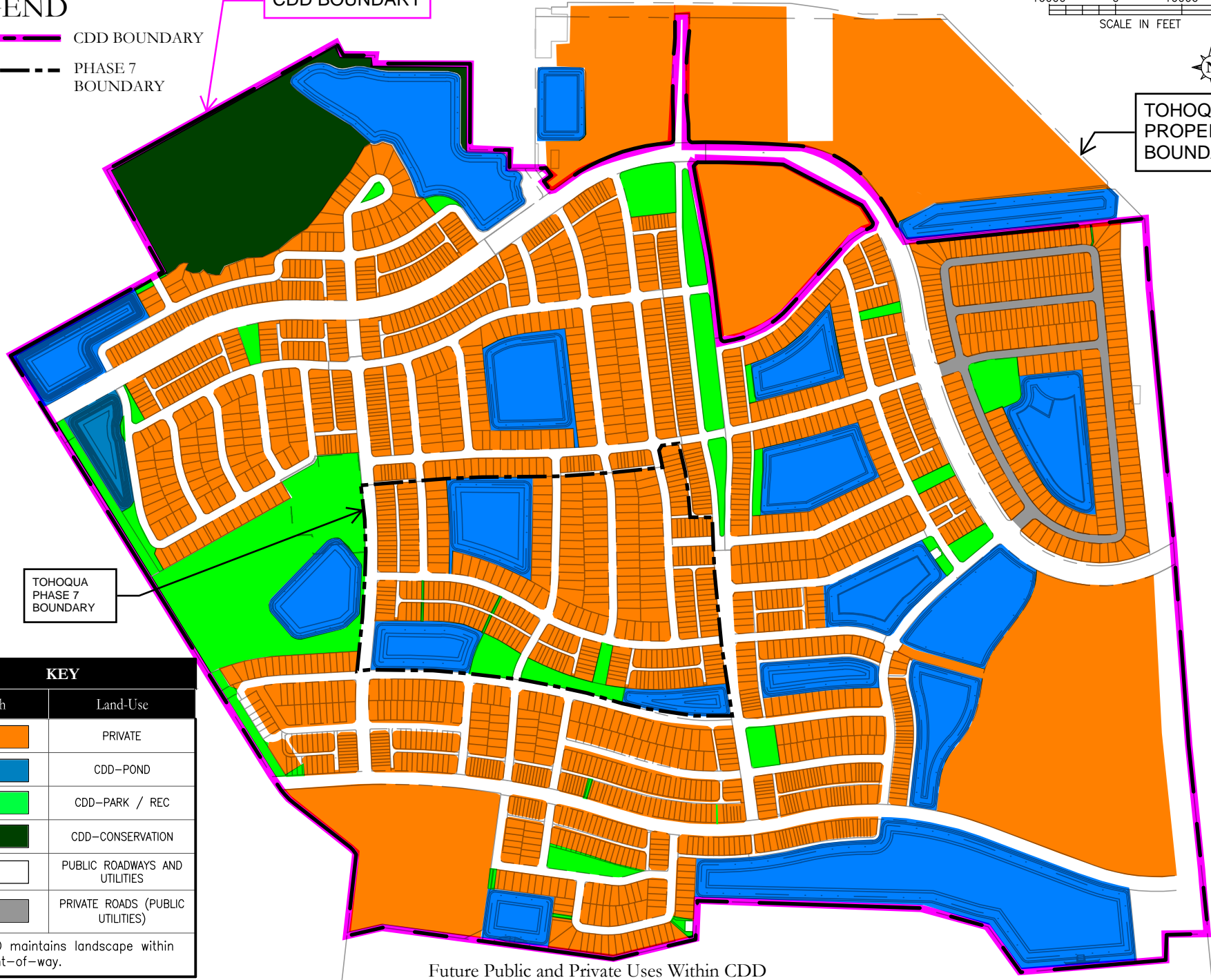


TOHOQUA  
PROPERTY  
BOUNDARY

TOHOQUA  
PHASE 7  
BOUNDARY

KEY	
Hatch	Land-Use
	PRIVATE
	CDD-POND
	CDD-PARK / REC
	CDD-CONSERVATION
	PUBLIC ROADWAYS AND UTILITIES
	PRIVATE ROADS (PUBLIC UTILITIES)

NOTE: CDD maintains landscape within public right-of-way.



Future Public and Private Uses Within CDD

## Tohoqua - Community Development District

April 8, 2024

P & B Job No.: 12-044

Z:\2017\17-188 TOHOQUA CDD\CAD\EXH & FIGS\12044 REVISION - PUBLIC AND PRIVATE USES

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Exhibit 5

PLACE TYPES LEGEND

- COMMUNITY CENTER
- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD 1 (NH1)
- NEIGHBORHOOD 2 (NH2)
- NEIGHBORHOOD CENTER

- FRAMEWORK ROADS
- POTENTIAL TRANSIT STOPS

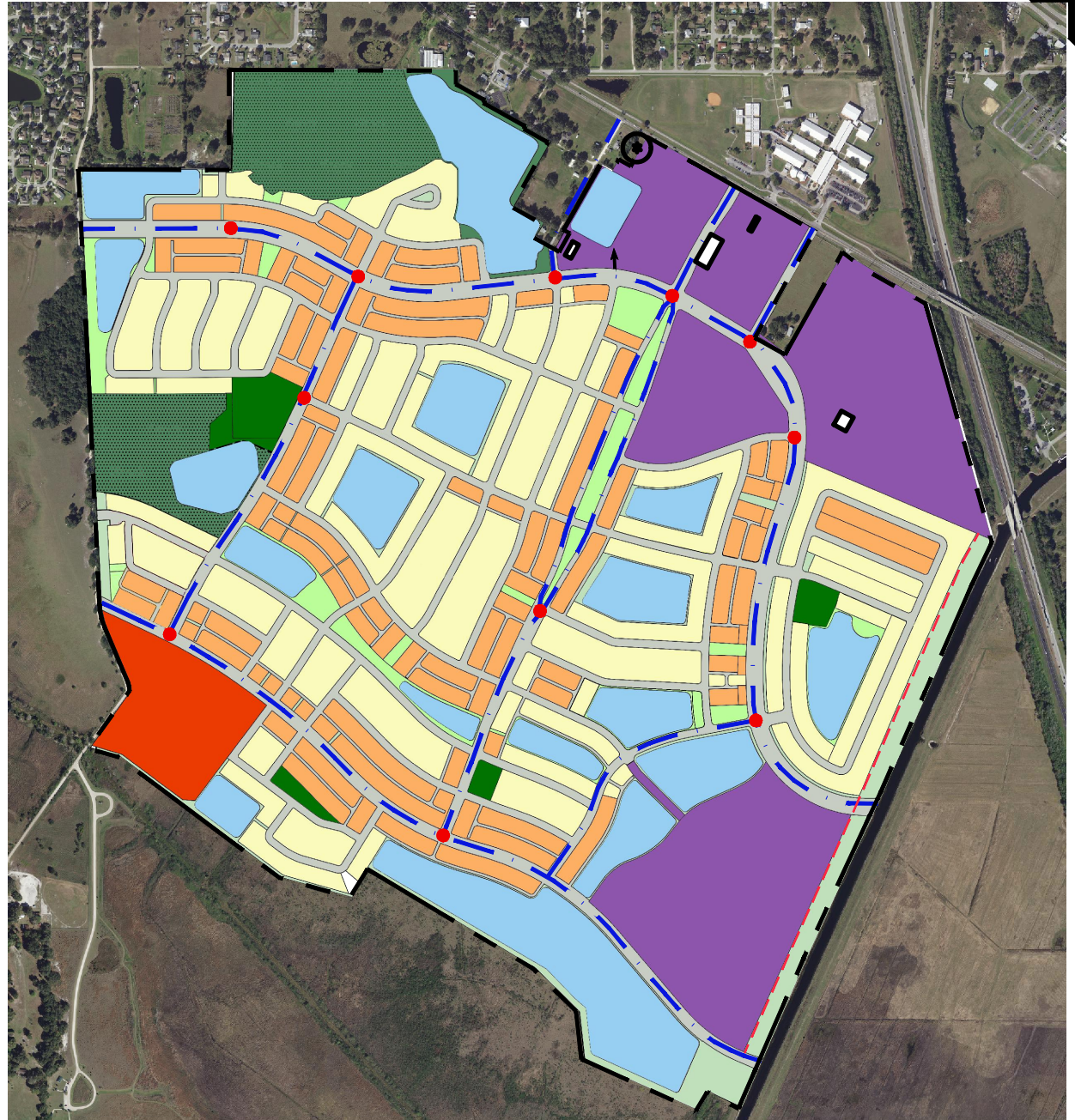
TOHOQUA NEIGHBORHOODS

WETLANDS TO BE PRESERVED

\* INITIAL PROPOSED 2 ACRE FIRE STATION LOCATION. FINAL LOCATION SHALL BE DETERMINED AND APPROVED BY THE FIRE DEPARTMENT AND CITY PRIOR TO CONVEYANCE OF THE PROPERTY. RELOCATION OF THE SITE WITHIN THE PARAMETERS OF RESOLUTION NUMBER 2017-241R IS ALLOWED UNTIL SUCH TIME AS CONVEYANCE.

OPEN SPACE DISTRICT

- CONSERVATION AREA
- RECREATION AREA
- STORMWATER AREA
- OPEN SPACE
- NEIGHBORHOOD PARKS/SQUARES/CIVIC SPACES



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

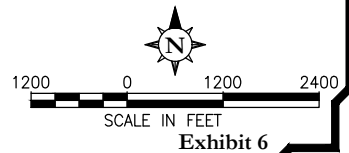
Concept Plan

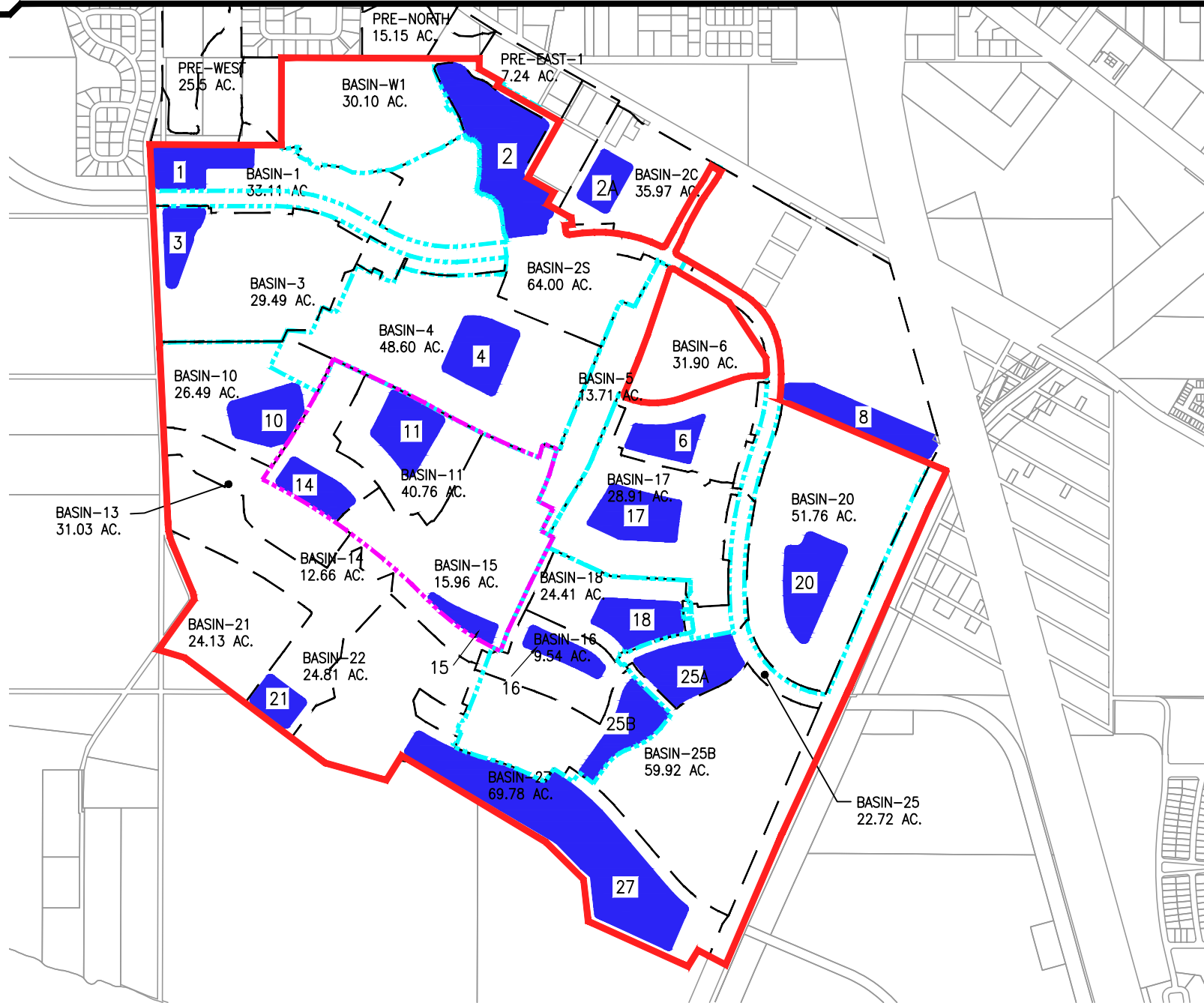
# Tohoqua CDD

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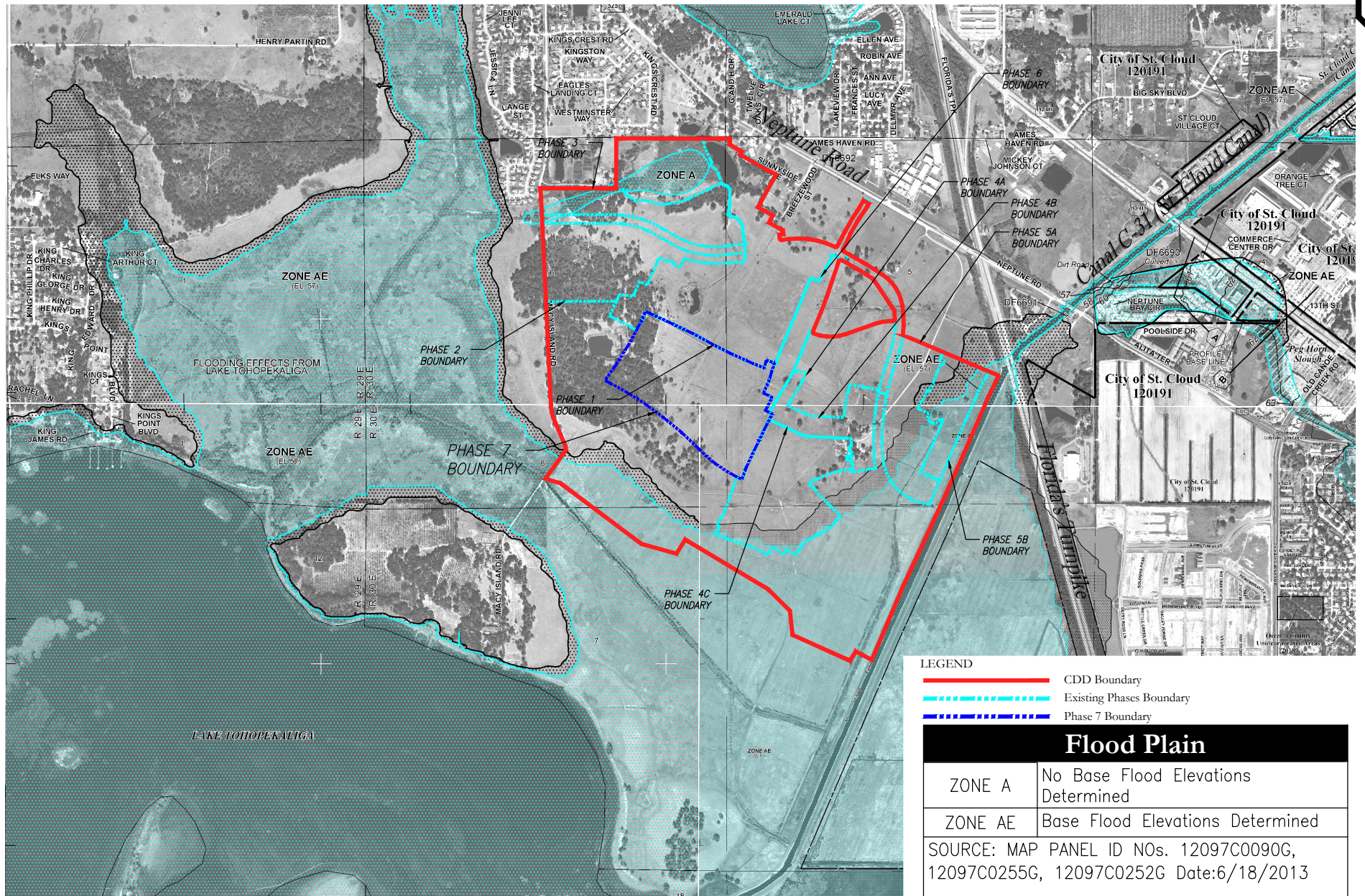
**LEGEND**

- CDD Boundary
- - - Existing Phases Boundary
- - - Phase 7 Boundary
- Conservation Area
- - - Basin Boundary
- Basin- 2S Basin ID
- 11 Stormwater Pond ID
- Stormwater Pond

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

Post Development Basin Map  
**Tohoqua CDD**

600 0 600 1200  
SCALE IN FEET  
**Exhibit 7**



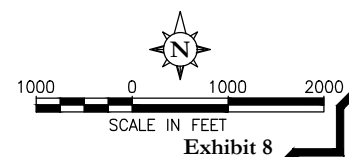
**LEGEND**

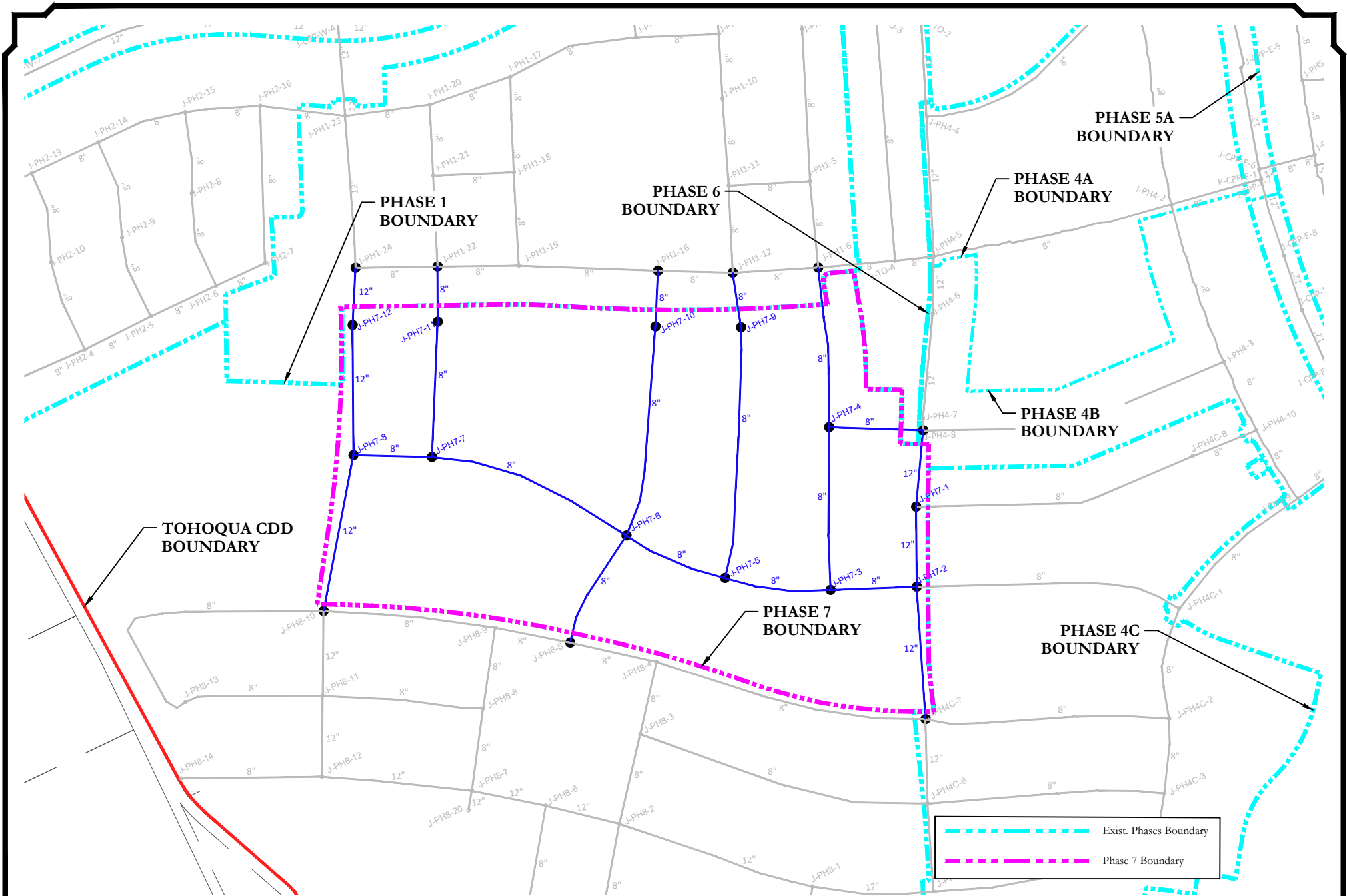
- CDD Boundary
- - - - - Existing Phases Boundary
- - - - - Phase 7 Boundary

Flood Plain	
ZONE A	No Base Flood Elevations Determined
ZONE AE	Base Flood Elevations Determined

SOURCE: MAP PANEL ID NOs. 12097C0090G, 12097C0255G, 12097C0252G Date:6/18/2013

100 - Year Floodplain  
**Tohoqua CDD**





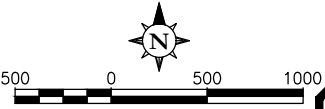
Potable Water Distribution System

# Tohoqua CDD

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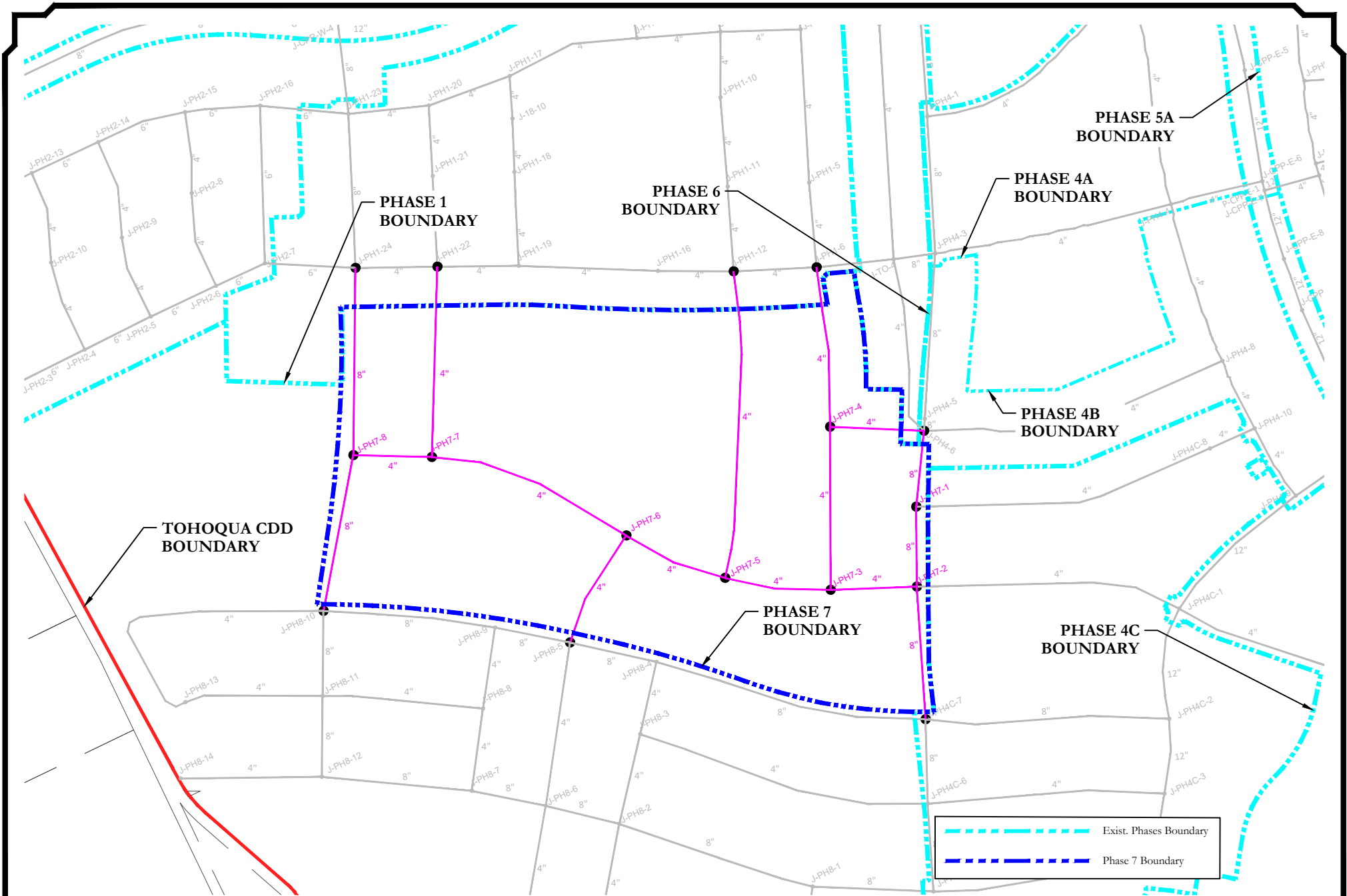
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SCALE IN FEET  
**Exhibit 9**

August 15, 2023  
P & B Job No.: 17-188

Z:\2021\21-029 LENNAR - TOHOQUA 3, 6 & 7\CAD\EXH & FIGS\CDD\PHASE 7 REQUISITION EXHIBITS\PH7 CDD EXH 9 POTABLE WATER DISTRIBUTION SYSTEM



Reclaim Water Distribution System

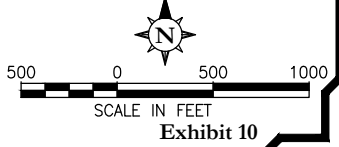
# Tohoqua CDD

**POULOS & BENNETT**

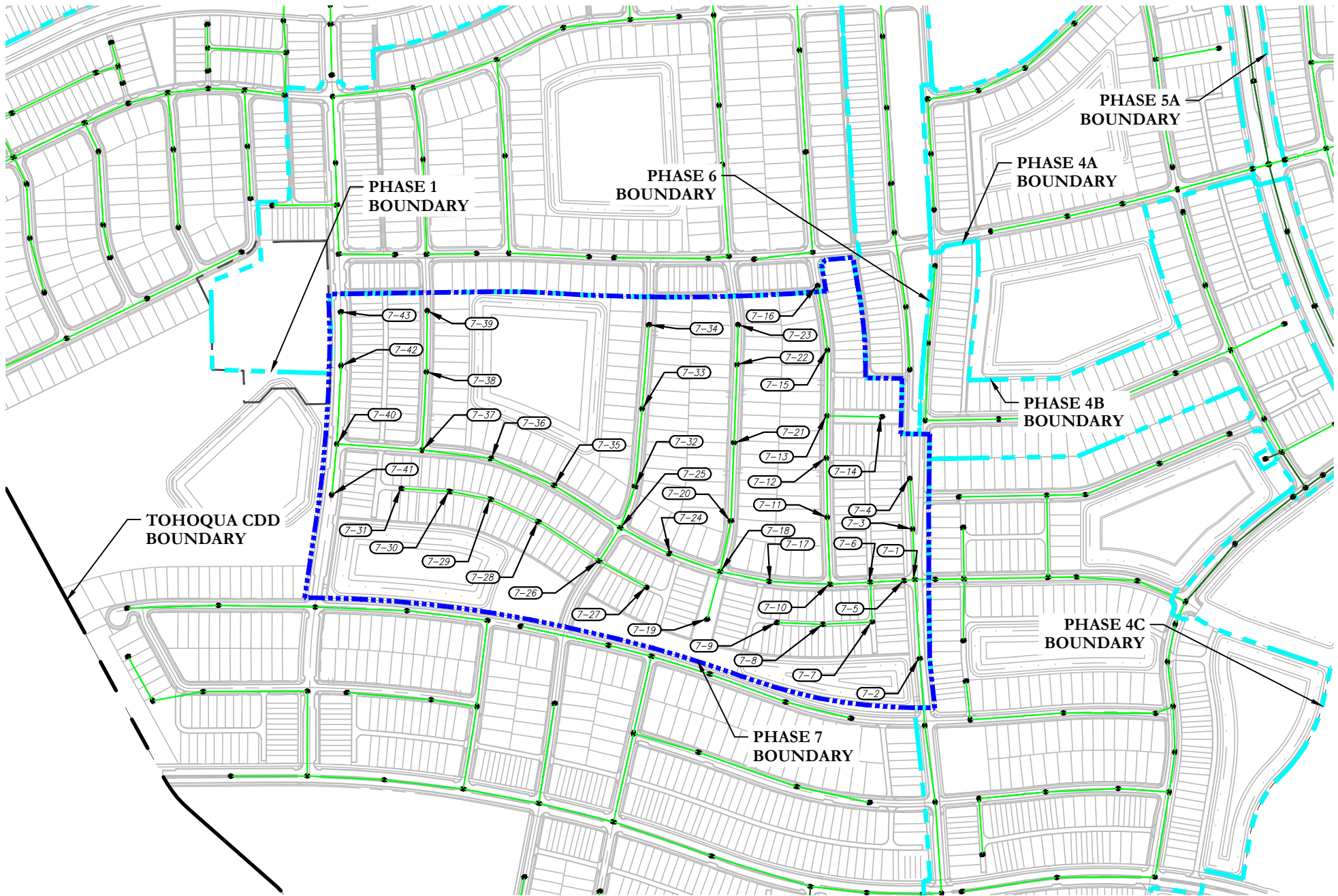
August 15, 2023  
P & B Job No.: 17-188

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

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Wastewater Collection System

# Tohoqua CDD

**POULOS & BENNETT**

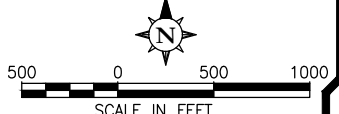


Exhibit 11

August 15, 2023  
P & B Job No.: 17-188

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Orlando, Florida 32803 - 407.487.2594

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EXHIBIT 12  
Tohoqua CDD Phases 7  
Third Supplemental Engineers Report for Phase 7 (Phase 7 Project)  
Estimate of Probable Capital Improvement Costs  
April 8, 2024

<b>Facility</b>	<b>Estimated Cost</b>
Stormwater System (Pipes & Structures)	\$ 2,249,802.03
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 1,199,184.43
Sanitary Sewer System (Pipes & Structures)	\$ 1,177,410.87
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 608,551.52
Landscape & Hardscape	\$ 298,000.00
<hr/>	
<b>Subtotal</b>	<b>\$ 5,532,948.85</b>
<b>Professional Fees (10%)</b>	<b>\$ 553,294.89</b>
<b>Inspection, Survey &amp; Testing Fees (5%)</b>	<b>\$ 276,647.44</b>
<hr/>	
<b>Subtotal</b>	<b>\$ 6,362,891.18</b>
<b>Contingency (10%)</b>	<b>\$ 636,289.12</b>
<hr/>	
<b>Total</b>	<b>\$ 6,999,180.30</b>

EXHIBIT 13  
PERMIT LOG

PERMIT & APPROVAL CHECKLIST

DATE: <u>10-Apr-24</u> BY: _____		PROJECT NUMBER(S): <u>21-021</u>							win 6 months		EXTENSIONS AND CLOSEOUTS				
COMMUNITY: <u>Tohoqua Phase 7</u>		EXPIRED													
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	PERMITTEE	TRANSFERRED TO	PERMIT TRANSFER DATE	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 1, Offsite Water Extension Route 51)	CURRENT STATUS (IE: Not Submitted Yet, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc)	DATE SUBMITTED	DATE ISSUED	DATE EXPIRES	IS PERMIT EXTENDABLE? WILL NEW CONDITIONS BE ADDED TO AN EXTENDED PERMIT? (IE: Wetland Buffers, Full Resubmission, etc.)	IS FORMAL CLOSEOUT REQ Y/N	ACTUAL CLOSEOUT DATE	SIGNIFICANT CLOSEOUT REQUIREMENTS (IE- file 2 yr maintenance bond, 5 year wetland monitoring, file as bulks & close out form, etc.)
PSP	City of St Cloud	SUB21-00004	SUB21-00004	TDG			Subdivision PSP	Approved	18-Feb-21	28-Jul-21					
Final Construction Plans	City of St. Cloud	SUB21-00031	SUB21-00031	Lennar			Approval of Construction Plans	Approved		19-Dec-22	19-Dec-23				
Potable Water Permit	FDEP		0076597-563-DSGP	Lennar			Approval of dry-line water dist. System	Approved		18-Jan-23	17-Jan-28				
Wastewater Permit	FDEP		0354122-017-DWC/CG	Lennar			Wastewater General Permit	Approved		31-Jan-23	30-Jan-28				
Environmental Resource Permit (ERP) Major Modification	SFWM	211103-32045	49-106366-P	Lennar			Conceptual/Construction of a Stormwater Management System - South Basin Modification	Approved	30-Aug-21	17-Mar-22	17-Mar-27				
South Basin - Mass Grading - Major Modification	City of St. Cloud		SDP21-00031	TDG			Approval of Construction Plans Modification	Approved	30-Aug-21	26-Oct-21					
Environmental Resource Permit (ERP) Major Modification	SFWM	220503-34282	49-107117-P	Lennar			Final Construction of Phase 7 area	Approved		17-Aug-22	17-Aug-27				

# Attachments

ATTACHMENT A  
LEGAL DESCRIPTION

PHASE 7

A portion of Lot 13, Block 25 and a portion of Lots 1 through 4 and Lots 13 through 16, Block 26 and a portion of Lots 7 through 10, Block 31 and those platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida and a portion of Tract H, TOHOQUA – PHASE 1B as recorded in Plat Book 27, Pages 70 through 74 of the Public Records of Osceola County, Florida and a portion of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 30 East all lying in Sections 5 and 6, Township 26 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of Fulfillment Drive as shown on the plat of TOHOQUA – PHASE 1B as recorded in Plat Book 27, Pages 70 through 74 of the Public Records of Osceola County, Florida; thence along the South boundary of said TOHOQUA – PHASE 1B the following six (6) courses: run  $S64^{\circ}53'43''E$ , a distance of 648.84 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 2,353.00 feet and a Central Angle of  $04^{\circ}35'36''$ ; thence run Southeasterly along the arc of said curve, a distance of 188.64 feet (Chord Bearing =  $S62^{\circ}35'55''E$ , Chord = 188.59 feet) to a Point of Reverse Curve, concave to the Northeast, having a Radius of 7,347.00 feet and a Central Angle of  $08^{\circ}16'32''$ ; thence run Southeasterly along the arc of said curve, a distance of 1,061.16 feet (Chord Bearing =  $S64^{\circ}26'23''E$ , Chord = 1,060.23 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 2,123.00 feet and a Central Angle of  $02^{\circ}31'37''$ ; thence run Northerly along the arc of said curve, a distance of 93.63 feet (Chord Bearing =  $N15^{\circ}59'21''E$ , Chord = 93.62 feet) to a Point of Compound Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of  $94^{\circ}02'36''$ ; thence run Northeasterly along the arc of said curve, a distance of 41.03 feet (Chord Bearing =  $N64^{\circ}16'27''E$ , Chord = 36.58 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 7,227.00 feet and a Central Angle of  $00^{\circ}45'55''$ ; thence run Easterly along the arc of said curve, a distance of 96.52 feet (Chord Bearing =  $S69^{\circ}05'13''E$ , Chord = 96.52 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 2,000.00 feet and a Central Angle of  $02^{\circ}58'34''$ , said point being the Northwest corner of Play Hard Alley as shown on the plat of TOHOQUA – PHASE 6 as recorded in Plat Book 31, Pages 67 through 71 of the Public Records of Osceola County, Florida; thence along the boundary of said TOHOQUA – PHASE 6 the following six (6) courses: run Southerly along the arc of said curve, a distance of 103.88 feet (Chord Bearing =  $S16^{\circ}18'09''W$ , Chord = 103.87 feet) to a Point of Reverse Curve, concave to the West, having a Radius of 1,677.00 feet and a Central Angle of  $12^{\circ}19'07''$ ; thence run Southerly

along the arc of said curve, a distance of 360.56 feet (Chord Bearing = S20°58'26"W, Chord = 359.86 feet); thence run S63°19'22"E, a distance of 140.00 feet to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 2,041.80 feet and a Central Angle of 00°37'58"; thence run Southwesterly along the arc of said curve, a distance of 22.55 feet (Chord Bearing = S27°26'02"W, Chord = 22.55 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 9,039.75 feet and a Central Angle of 01°11'38"; thence run Southwesterly along the arc of said curve, a distance of 188.36 feet (Chord Bearing = S27°12'43"W, Chord = 188.36 feet); thence run S62°37'46"E, a distance of 72.07 feet; thence run S62°39'06"E, a distance of 38.03 feet to a point on the West line of Lot 241, TOHOQUA – PHASE 4B as recorded in Plat Book 31, Pages 161 through 165 of the Public Records of Osceola County, Florida, said point being on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,234.00 feet and a Central Angle of 01°01'52"; thence along the West line of said Lot 241, run Southwesterly along the arc of said curve, a distance of 94.19 feet (Chord Bearing = S26°49'58"W, Chord = 94.19 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 22,536.83 feet and a Central Angle of 01°56'36"; thence run Southwesterly along the arc of said curve, a distance of 764.43 feet (Chord Bearing = S25°44'37"W, Chord = 764.39 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 8,959.75 feet and a Central Angle of 00°14'33"; thence run Southerly along the arc of said curve, a distance of 37.93 feet (Chord Bearing = S20°59'10"W, Chord = 37.93 feet); thence run S19°52'22"W, a distance of 150.00 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,190.00 feet and a Central Angle of 11°34'38"; thence run Northwesterly along the arc of said curve, a distance of 442.51 feet (Chord Bearing = N59°31'46"W, Chord = 441.76 feet) to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,940.39 feet and a Central Angle of 03°20'02"; thence run Northwesterly along the arc of said curve, a distance of 171.10 feet (Chord Bearing = N49°56'19"W, Chord = 171.08 feet) to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,190.00 feet and a Central Angle of 03°39'17"; thence run Northwesterly along the arc of said curve, a distance of 139.69 feet (Chord Bearing = N46°04'21"W, Chord = 139.67 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 4,679.77 feet and a Central Angle of 04°19'53"; thence run Northwesterly along the arc of said curve, a distance of 353.77 feet (Chord Bearing = N46°24'38"W, Chord = 353.68 feet) to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 4,533.54 feet and a Central Angle of 03°26'25"; thence run Northwesterly along the arc of said curve, a distance of 272.21 feet (Chord Bearing = N50°16'48"W, Chord = 272.17 feet) to a Point of Reverse Curve, concave to the Northeast, having a Radius of 4,953.13 feet and a Central Angle of 00°44'27"; thence run Northwesterly

along the arc of said curve, a distance of 64.04 feet (Chord Bearing = N51°37'47"W, Chord = 64.04 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 4,569.32 feet and a Central Angle of 12°44'12"; thence run Northwesterly along the arc of said curve, a distance of 1,015.75 feet (Chord Bearing = N57°37'40"W, Chord = 1,013.66 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 37,261.51 feet and a Central Angle of 00°34'00"; thence run Northeasterly along the arc of said curve, a distance of 368.47 feet (Chord Bearing = N34°23'52"E, Chord = 368.47 feet) to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 5,211.75 feet and a Central Angle of 07°07'03"; thence run Northeasterly along the arc of said curve, a distance of 647.42 feet (Chord Bearing = N29°35'43"E, Chord = 647.00 feet); thence run N24°16'34"E, a distance of 151.46 feet; thence run S64°53'43"E, a distance of 4.99 feet to the POINT OF BEGINNING.

Containing 70.18 acres, more or less.

**EXHIBIT “B”**

**ASSESSMENT METHODOLOGY**

[ATTACHED]

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR  
ASSESSMENT AREA SEVEN  
(PHASE 7 PROJECT)**

**Date: May 15, 2024**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**



Volume 3 - Final (5/14/2024)



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**GMS-CF, LLC does not represent the Tohoqua Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Tohoqua Community Development District with financial advisory services or offer investment advice in any form.**

## **1.0 Introduction**

The Tohoqua Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District will issue on June 11, 2024, \$4,720,000 of tax exempt bonds (the “Series 2024 Bonds” or “Bonds”) for the purpose of financing infrastructure improvements within Phase 7 of the Tohoqua development in an assessment area within the District referred to as Assessment Area Seven or Phase 7. The infrastructure improvements to be financed are cumulatively referred to as the Phase 7 Project and are more specifically described in the Seventh Supplemental Engineer’s Report for Phase 7 (Phase 7 Project) dated April 16, 2024, prepared by Poulos and Bennet, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within Assessment Area Seven of the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology for Assessment Area Seven (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Seven within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase 7 Project. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District will impose non-ad valorem special assessments on the benefited lands within Assessment Area Seven within the District based on this Assessment Report. It is anticipated that all of the proposed non-ad valorem special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government, or any homeowners or condominium association.

### **1.2 Background**

The District was originally comprised of approximately 784 acres located in Osceola County, Florida. The District is currently comprised of approximately 701 acres and is located in the City of St. Cloud, Osceola County, Florida. Assessment Area Seven comprises 70.18 developable acres within the District. The development program for Assessment Area Seven of the District currently envisions construction of approximately 334 residential units. The proposed development program for Assessment Area Seven is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Phase 7 Project will provide facilities that benefit the Phase 7 property within the District. Specifically, the District will construct and/or acquire certain stormwater system, potable water distribution system, sanitary sewer system, reclaimed water distribution system, landscape & hardscape. The acquisition and construction costs, including professional fees, inspection, survey fees, testing fees and contingency are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Phase 7 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Phase 7 Project.
3. Based upon a report from the District Engineer, a calculation is made to determine the funding amounts necessary to acquire and/or construct the Phase 7 Project.
4. Based upon a report from the District Engineer, this amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the equivalent residential unit ("ERU") for each of the platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the Assessment Area Seven within the District, different in kind and degree than general benefits provided to the community as a whole.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Seven within the District. The implementation of the Phase 7 Project enables properties within the boundaries of Assessment Area Seven within the District to be developed. Without the District's Phase 7 Project, there would be no infrastructure to support development of land within Assessment Area Seven within the District. Without these improvements, development of the property within Assessment Area Seven of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Seven within the District will benefit from the provision of the Phase 7 Project. However, these benefits will be incidental for the purpose of the Phase 7 Project, which is designed solely to meet the needs of property within Assessment Area Seven within the District. Properties outside of Assessment Area Seven within the District boundaries do not depend upon the District's Phase 7 Project. The property owners within Assessment

Area Seven within the District are therefore receiving special benefits not received by those outside Assessment Area Seven and outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 7 Project that is necessary to support full development of Assessment Area Seven will cost approximately \$6,999,180. However, the District is only financing a portion of the Phase 7 Project with the Series 2024 Bonds. The balance of the Phase 7 Project is intended to be funded with Developer Contributions. The District's Underwriter has determined that financing costs required to fund a portion of the Phase 7 Project costs, pay costs of issuance of the Bonds, Underwriter's discount, the funding of a debt service reserve account and capitalized interest will total \$4,720,000. Without the Phase 7 Project, the property within Assessment Area Seven of the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District will issue on June 11, 2024, \$4,720,000 in Bonds to fund a portion of the District's Phase 7 Project, provide for capitalized interest, a debt service reserve account, Underwriter's discount and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$4,720,000 in debt to the properties within Assessment Area Seven benefiting from the Phase 7 Project.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Seven of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 7 Project needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are

estimated to cost \$6,999,180. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Phase 7 Project and related costs was determined by the District's Underwriter to total \$4,720,000. Any additional funds needed to complete the Phase 7 Project will be funded by developer contributions or future bond issues. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of District bond debt is a continuous process until the development plan is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. The Phase 7 Project funded by the District's Series 2024 Bonds will benefit the platted Phase 7 property. Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") is complete, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will be assessed on an equal per acre basis of all the remaining unassigned property within Assessment Area Seven within the District. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the planned 334 residential units within Assessment Area Seven within the District, which are the beneficiaries of the Phase 7 Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the District will recognize a developer contribution equal to \$210,000 in eligible infrastructure.

Until all the land within Assessment Area Seven of the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

### **2.3 Allocation of Benefit**

The Phase 7 Project consists of stormwater system, potable water distribution system, sanitary sewer system, reclaimed water distribution system, landscape & hardscape, professional fees, inspection, survey & testing, and contingency. There are currently three product types within the planned development of Assessment Area Seven. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU") as represented in the Master Assessment Report. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase 7 Project on the particular units exceeds the cost that the units will be paying for such benefits.

### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Phase 7 Project will provide several types of systems, facilities and services for its residents. These include certain stormwater system, potable water distribution system, sanitary sewer system, reclaimed water distribution system, landscape & hardscape, professional fees, inspection, survey & testing, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection to the improvements in fact actually provided.

For the provision of the Phase 7 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

### **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the Phase 7 Project public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Phase 7 Project have been apportioned to the Assessment Area Seven property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within Assessment Area Seven within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase 7 Project is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is recorded, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

### **4.0 Assessment Roll**

The District will initially distribute the lien to the platted property within Assessment Area Seven. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in Assessment

Area Seven of the District prior to the time final Assigned Properties become known.  
The current assessment roll for Assessment Area Seven is attached as Table 7.



TABLE 1  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

Land Use	Phase 7	Total Units	ERUs per Unit (1)	Total ERUs
Townhouse	95	95	0.60	57.00
Single Family - 32'	123	123	0.65	79.95
Single Family - 50'	116	116	1.00	116.00
<b>Total Units</b>	<b>334</b>	<b>334</b>		<b>252.95</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50 = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

Phase 7 Project Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Stormwater System	\$2,249,802
Potable Water Distribution System	\$1,199,184
Sanitary Sewer System	\$1,177,411
Reclaimed Water Distribution System	\$608,552
Landscape & Hardscape	\$298,000
Professional Fees	\$553,295
Inspection, Survey, and Testing	\$276,647
Contingency	\$636,289
<b>Total</b>	<b>\$6,999,180</b>

(1) A detailed description of these improvements is provided in the Fifth Supplemental Engineer's Report dated April 16, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 BOND SIZING  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN**

<b>Description</b>	
Construction Funds	\$4,170,906
Original Issue Discount	\$9,488
Debt Service Reserve	\$162,055
Capitalized Interest	\$99,460
Underwriters Discount	\$94,400
Cost of Issuance	\$183,691
<b>Par Amount</b>	<b>\$4,720,000</b>

Bond Assumptions:

Average Coupon Rate	5.54%
Amortization	30 years
Capitalized Interest	Thru 11/1/2024
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF IMPROVEMENT COSTS  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvements Per Unit
Townhouse	95	0.60	57.00	22.53%	\$1,577,202	\$16,602
Single Family - 32'	123	0.65	79.95	31.61%	\$2,212,234	\$17,986
Single Family - 50'	116	1.00	116.00	45.86%	\$3,209,745	\$27,670
Totals	334		252.95	100.00%	\$6,999,180	

\* Unit mix is subject to change based on marketing and other factors

TABLE 5  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

Land Use	No. of Units *	% of Total ERUs	Improvements Costs Per Product Type	Potential Allocation of Par Debt Per Product Type	Developer Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhouse	95	22.53%	\$1,577,202	\$1,110,931	(\$185,326)	\$925,605	\$9,743
Single Family - 32'	123	31.61%	\$2,212,234	\$1,558,227	(\$24,256)	\$1,533,971	\$12,471
Single Family - 50'	116	45.86%	\$3,209,745	\$2,260,842	(\$418)	\$2,260,424	\$19,486
Totals	334	100.00%	\$6,999,180	\$4,930,000	(\$210,000)	\$4,720,000	

\* Unit mix is subject to change based on marketing and other factors

\*\* In order for debt service assessment levels to be consistent, with the market conditions for Townhomes most impacted, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$210,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhouse	95	\$925,605	\$9,743	\$63,559	\$669.04	\$711.75
Single Family - 32'	123	\$1,533,971	\$12,471	\$105,334	\$856.37	\$911.03
Single Family - 50'	116	\$2,260,424	\$19,486	\$155,217	\$1,338.08	\$1,423.49
Totals	334	\$4,720,000		\$324,110		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA SEVEN

**Phase 7**

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-0010	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0020	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0030	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0040	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0050	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0060	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0070	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0080	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0090	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0100	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0110	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0120	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0130	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0140	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0150	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0160	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0170	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0180	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0190	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0200	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0210	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0220	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0230	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0240	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0250	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0260	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0270	1	TH	\$9,743.21	\$669.04	\$711.75

Owner	Property	Units	Type	Total Par Debt	Net Annual Debt	Gross Annual
				Allocated	Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-0280	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0290	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0300	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0310	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0320	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0330	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0340	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0350	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0360	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0370	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0380	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0390	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0400	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0410	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0420	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0430	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0440	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0450	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0460	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0470	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0480	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0490	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0500	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0510	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0520	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0530	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0540	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0550	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0560	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0570	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0580	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0590	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0600	1	TH	\$9,743.21	\$669.04	\$711.75



Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-0610	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0620	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0630	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0640	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0650	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0660	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0670	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0680	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0690	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0700	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0710	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0720	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0730	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0740	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0750	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0760	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0770	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0780	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0790	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0800	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0810	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0820	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0830	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0840	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0850	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0860	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0870	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0880	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0890	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0900	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0910	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0920	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-0930	1	TH	\$9,743.21	\$669.04	\$711.75

Owner	Property	Units	Type	Total Par Debt	Net Annual Debt	Gross Annual
				Allocated	Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-0940	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0950	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0960	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0970	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0980	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-0990	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1000	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1010	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1020	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1030	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1040	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1050	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1060	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1070	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1080	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1090	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1100	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1110	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1120	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1130	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1140	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1150	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1160	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1170	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-1180	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1190	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1200	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1210	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1220	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1230	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-1240	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1250	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1260	1	50'	\$19,486.41	\$1,338.08	\$1,423.49

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-1270	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1280	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1290	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1300	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1310	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1320	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1330	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1340	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1350	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1360	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1370	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1380	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1390	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1400	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1410	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1420	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1430	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1440	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1450	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1460	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1470	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1480	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1490	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1500	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1510	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1520	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1530	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1540	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1550	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1560	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1570	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1580	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1590	1	50'	\$19,486.41	\$1,338.08	\$1,423.49

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-1600	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1610	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1620	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1630	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1640	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1650	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1660	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1670	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1680	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1690	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1700	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1710	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1720	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1730	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1740	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1750	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1760	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1770	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1780	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1790	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1800	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1810	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1820	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1830	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1840	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1850	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1860	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1870	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1880	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1890	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1900	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1910	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1920	1	50'	\$19,486.41	\$1,338.08	\$1,423.49

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-1930	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1940	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1950	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1960	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1970	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1980	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-1990	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2000	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2010	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2020	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2030	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2040	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2050	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2060	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2070	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2080	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2090	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2100	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2110	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2120	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2130	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2140	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2150	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2160	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2170	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2180	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2190	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2200	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2210	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2220	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2230	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2240	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2250	1	50'	\$19,486.41	\$1,338.08	\$1,423.49

Owner	Property	Units	Type	Total Par Debt	Net Annual Debt	Gross Annual
				Allocated	Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-2260	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2270	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2280	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2290	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2300	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2310	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2320	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2330	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2340	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2350	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2360	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2370	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2380	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2390	1	50'	\$19,486.41	\$1,338.08	\$1,423.49
LENNAR HOMES LLC	06-26-30-5352-0001-2400	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2410	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2420	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2430	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2440	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2450	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2460	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2470	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2480	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2490	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2500	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2510	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2520	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2530	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2540	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2550	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2560	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2570	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2580	1	TH	\$9,743.21	\$669.04	\$711.75

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-2590	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2600	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2610	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2620	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2630	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2640	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2650	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2660	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2670	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2680	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2690	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2700	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2710	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2720	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2730	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2740	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2750	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2760	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-2770	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2780	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2790	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2800	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2810	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2820	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2830	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2840	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2850	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2860	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2870	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2880	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2890	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2900	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2910	1	32'	\$12,471.31	\$856.37	\$911.03

Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-2920	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2930	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2940	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2950	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2960	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2970	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2980	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-2990	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3000	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3010	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3020	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3030	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3040	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3050	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3060	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3070	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3080	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3090	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3100	1	TH	\$9,743.21	\$669.04	\$711.75
LENNAR HOMES LLC	06-26-30-5352-0001-3110	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3120	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3130	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3140	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3150	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3160	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3170	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3180	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3190	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3200	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3210	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3220	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3230	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3240	1	32'	\$12,471.31	\$856.37	\$911.03



Owner	Property	Units	Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	06-26-30-5352-0001-3250	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3260	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3270	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3280	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3290	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3300	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3310	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3320	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3330	1	32'	\$12,471.31	\$856.37	\$911.03
LENNAR HOMES LLC	06-26-30-5352-0001-3340	1	32'	\$12,471.31	\$856.37	\$911.03
Total Phase 7		334		\$4,720,000.00	\$324,110.00	\$344,797.87

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

\* - See Metes and Bounds, attached as Exhibit A

Annual Assessment Periods	30
Average Coupon Rate (%)	5.54%
Maximum Annual Debt Service	\$324,110

Prepared by: Governmental Management Services - Central Florida, LLC

ATTACHMENT A  
LEGAL DESCRIPTION

PHASE 7

A portion of Lot 13, Block 25 and a portion of Lots 1 through 4 and Lots 13 through 16, Block 26 and a portion of Lots 7 through 10, Block 31 and those platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida and a portion of Tract H, TOHOQUA – PHASE 1B as recorded in Plat Book 27, Pages 70 through 74 of the Public Records of Osceola County, Florida and a portion of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 30 East all lying in Sections 5 and 6, Township 26 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of Fulfillment Drive as shown on the plat of TOHOQUA – PHASE 1B as recorded in Plat Book 27, Pages 70 through 74 of the Public Records of Osceola County, Florida; thence along the South boundary of said TOHOQUA – PHASE 1B the following six (6) courses: run  $S64^{\circ}53'43''E$ , a distance of 648.84 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 2,353.00 feet and a Central Angle of  $04^{\circ}35'36''$ ; thence run Southeasterly along the arc of said curve, a distance of 188.64 feet (Chord Bearing =  $S62^{\circ}35'55''E$ , Chord = 188.59 feet) to a Point of Reverse Curve, concave to the Northeast, having a Radius of 7,347.00 feet and a Central Angle of  $08^{\circ}16'32''$ ; thence run Southeasterly along the arc of said curve, a distance of 1,061.16 feet (Chord Bearing =  $S64^{\circ}26'23''E$ , Chord = 1,060.23 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 2,123.00 feet and a Central Angle of  $02^{\circ}31'37''$ ; thence run Northerly along the arc of said curve, a distance of 93.63 feet (Chord Bearing =  $N15^{\circ}59'21''E$ , Chord = 93.62 feet) to a Point of Compound Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of  $94^{\circ}02'36''$ ; thence run Northeasterly along the arc of said curve, a distance of 41.03 feet (Chord Bearing =  $N64^{\circ}16'27''E$ , Chord = 36.58 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 7,227.00 feet and a Central Angle of  $00^{\circ}45'55''$ ; thence run Easterly along the arc of said curve, a distance of 96.52 feet (Chord Bearing =  $S69^{\circ}05'13''E$ , Chord = 96.52 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 2,000.00 feet and a Central Angle of  $02^{\circ}58'34''$ , said point being the Northwest corner of Play Hard Alley as shown on the plat of TOHOQUA – PHASE 6 as recorded in Plat Book 31, Pages 67 through 71 of the Public Records of Osceola County, Florida; thence along the boundary of said TOHOQUA – PHASE 6 the following six (6) courses: run Southerly along the arc of said curve, a distance of 103.88 feet (Chord Bearing =  $S16^{\circ}18'09''W$ , Chord = 103.87 feet) to a Point of Reverse Curve, concave to the West, having a Radius of 1,677.00 feet and a Central Angle of  $12^{\circ}19'07''$ ; thence run Southerly

along the arc of said curve, a distance of 360.56 feet (Chord Bearing = S20°58'26"W, Chord = 359.86 feet); thence run S63°19'22"E, a distance of 140.00 feet to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 2,041.80 feet and a Central Angle of 00°37'58"; thence run Southwesterly along the arc of said curve, a distance of 22.55 feet (Chord Bearing = S27°26'02"W, Chord = 22.55 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 9,039.75 feet and a Central Angle of 01°11'38"; thence run Southwesterly along the arc of said curve, a distance of 188.36 feet (Chord Bearing = S27°12'43"W, Chord = 188.36 feet); thence run S62°37'46"E, a distance of 72.07 feet; thence run S62°39'06"E, a distance of 38.03 feet to a point on the West line of Lot 241, TOHOQUA – PHASE 4B as recorded in Plat Book 31, Pages 161 through 165 of the Public Records of Osceola County, Florida, said point being on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,234.00 feet and a Central Angle of 01°01'52"; thence along the West line of said Lot 241, run Southwesterly along the arc of said curve, a distance of 94.19 feet (Chord Bearing = S26°49'58"W, Chord = 94.19 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 22,536.83 feet and a Central Angle of 01°56'36"; thence run Southwesterly along the arc of said curve, a distance of 764.43 feet (Chord Bearing = S25°44'37"W, Chord = 764.39 feet) to a point on a Non-Tangent curve, concave to the East, having a Radius of 8,959.75 feet and a Central Angle of 00°14'33"; thence run Southerly along the arc of said curve, a distance of 37.93 feet (Chord Bearing = S20°59'10"W, Chord = 37.93 feet); thence run S19°52'22"W, a distance of 150.00 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,190.00 feet and a Central Angle of 11°34'38"; thence run Northwesterly along the arc of said curve, a distance of 442.51 feet (Chord Bearing = N59°31'46"W, Chord = 441.76 feet) to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,940.39 feet and a Central Angle of 03°20'02"; thence run Northwesterly along the arc of said curve, a distance of 171.10 feet (Chord Bearing = N49°56'19"W, Chord = 171.08 feet) to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 2,190.00 feet and a Central Angle of 03°39'17"; thence run Northwesterly along the arc of said curve, a distance of 139.69 feet (Chord Bearing = N46°04'21"W, Chord = 139.67 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 4,679.77 feet and a Central Angle of 04°19'53"; thence run Northwesterly along the arc of said curve, a distance of 353.77 feet (Chord Bearing = N46°24'38"W, Chord = 353.68 feet) to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 4,533.54 feet and a Central Angle of 03°26'25"; thence run Northwesterly along the arc of said curve, a distance of 272.21 feet (Chord Bearing = N50°16'48"W, Chord = 272.17 feet) to a Point of Reverse Curve, concave to the Northeast, having a Radius of 4,953.13 feet and a Central Angle of 00°44'27"; thence run Northwesterly

along the arc of said curve, a distance of 64.04 feet (Chord Bearing = N51°37'47"W, Chord = 64.04 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 4,569.32 feet and a Central Angle of 12°44'12"; thence run Northwesterly along the arc of said curve, a distance of 1,015.75 feet (Chord Bearing = N57°37'40"W, Chord = 1,013.66 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 37,261.51 feet and a Central Angle of 00°34'00"; thence run Northeasterly along the arc of said curve, a distance of 368.47 feet (Chord Bearing = N34°23'52"E, Chord = 368.47 feet) to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 5,211.75 feet and a Central Angle of 07°07'03"; thence run Northeasterly along the arc of said curve, a distance of 647.42 feet (Chord Bearing = N29°35'43"E, Chord = 647.00 feet); thence run N24°16'34"E, a distance of 151.46 feet; thence run S64°53'43"E, a distance of 4.99 feet to the POINT OF BEGINNING.

Containing 70.18 acres, more or less.

# SECTION V

## RESOLUTION 2024-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE PROPOSED “TOHOQUA MIXED USE” PLAT; APPROVING THE DEDICATION CONTAINED IN THE PROPOSED TOHOQUA MIXED USE PLAT; RATIFYING PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tohoqua Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District;

**WHEREAS**, Neptune Road Investments, LLC, a Florida limited liability company (the “Developer”) is the primary landowner and developer of certain real property included in the proposed “Tohoqua Mixed Use” plat, attached hereto as **Exhibit “A”** (hereinafter referred to as the “Plat”);

**WHEREAS**, the District is anticipated to possess certain rights related to certain parcels referenced in the Plat;

**WHEREAS**, the recordation of the Plat requires the District to consent to the Plat’s dedication; and

**WHEREAS**, the District desires to approve the dedication, proposed to be signed by the District, in the Plat (hereinafter, the “Dedication”), delegate authority to the Chairman or Vice Chairman to execute the Dedication in the Plat, and authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Plat.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapters 170, 190 and 197, *Florida Statutes*.

**SECTION 2. APPROVAL OF THE PLAT.** The District hereby approves the Plat, and the District hereby approves the Chairman or Vice Chairman executing and transmitting a Joinder & Consent to the Dedication or execution of the Plat, as applicable, in order to evidence the District’s approval of the Plat.

**SECTION 3. APPROVAL OF THE DEDICATION CONTAINED IN THE PLAT.** The District hereby approves the Dedication.

**SECTION 4. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF.** The Chairman and the Vice Chairman of the District are hereby authorized and delegated the authority to execute the Dedication and execute any other agreements, approval or documents necessary to carry out the intent of this Resolution. District Staff, including, but not limited to, District Counsel, District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

**SECTION 5. RATIFICATION OF PRIOR ACTIONS.** All actions taken to date by members of the District’s Board of Supervisors and staff of the District in furtherance of the District’s approval of the Plat and in furtherance of the District’s approval of the Dedication, as contemplated herein, are hereby approved, confirmed and ratified.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tohoqua Community Development District.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of June, 2024.

ATTEST:

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_  
Title: Chairman/Vice Chairman

**EXHIBIT “A”**

**“TOHOQUA MIXED USE” PLAT**

[SEE ATTACHED]



# TOHOQUA MIXED USE

A REPLAT OF TRACT D AND A PORTION OF TRACT F, TOHOQUA – PHASE 1, PLAT BOOK 26, PAGES 173 THROUGH 181, A PARTIAL REPLAT OF TOLIGA MANOR – UNIT A, PLAT BOOK 1, PAGE 129, A PARTIAL REPLAT OF TOLIGA MANOR – UNIT B, PLAT BOOK 1, PAGE 139 AND A PARTIAL REPLAT OF TOLIGA MANOR – UNIT C, PLAT BOOK 1, PAGE 193 SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST OSCEOLA COUNTY, FLORIDA, CITY OF ST. CLOUD

## LEGAL DESCRIPTION

PARCEL 1  
Tract D and a portion of Tract F, TOHOQUA – PHASE 1, as recorded in Plat Book 26, Pages 173 through 181 of the Public Records of Osceola County, Florida AND Lot 1, Block 31, and a portion of Block 4, TOLIGA MANOR – UNIT C, as recorded in Plat Book 1, Page 193 of the Public Records of Osceola County, Florida being more particularly described as follows:  
BEGIN at the Southwest corner of Tract A, TOHOQUA – PHASE 1, as recorded in Plat Book 26, Pages 173 through 181 of the Public Records of Osceola County, Florida; thence run N83°37'36"E, a distance of 60.00 feet; thence run N06°22'24"W, a distance of 60.00 feet; thence run S83°37'36"W, a distance of 60.00 feet to the East Right of Way line of Breezewood Street; thence along said East Right of Way line the following two (2) courses: run N08°22'24"W, a distance of 35.02 feet; thence run N29°18'33"E, a distance of 1,008.55 feet to the Southerly Right of Way line of Neptune Road as described in Official Records Book 6294, a distance of 2340 through 2349 of the Public Records of Osceola County, Florida; thence along said Southerly Right of Way line the following five (5) courses: run S60°29'39"E, a distance of 61.69 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 136.00 feet and a Central Angle of 16°22'05"; thence run Southeasterly along the arc of said curve, a distance of 38.85 feet (Chord Bearing = S52°18'08"E, Chord = 38.72 feet); thence run S29°18'33"W, a distance of 30.49 feet; thence run S60°29'39"E, along said South Right of Way line, a distance of 757.04 feet; thence run S38°10'47"E, a distance of 21.48 feet to a point on the Western Right of Way of Tohoqua Boulevard; thence along said Western Right of Way the following eight (8) courses: run S29°30'49"W, a distance of 144.26 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 6525'00"; thence run Southeasterly along the arc of said curve, a distance of 43.30 feet (Chord Bearing = S32°13'19"W, Chord = 43.28 feet) to the Point of Tangency; thence run S34°55'49"W, a distance of 67.34 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 542.00 feet and a Central Angle of 05°37'30"; thence run Southeasterly along the arc of said curve, a distance of 53.21 feet (Chord Bearing = S32°07'04"W, Chord = 53.19 feet) to the Point of Tangency; thence run S29°18'19"W, a distance of 223.72 feet; thence run S27°55'50"W, a distance of 100.12 feet; thence run S28°18'34"W, a distance of 140.51 feet to the Point of Curvature of a curve concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°27'20"; thence run Westerly along the arc of said curve, a distance of 38.16 feet (Chord Bearing = S72°02'15"W, Chord = 34.56 feet) to a point on the Northerly Right of Way of Cross Prairie Parkway; being on a Non-Tangent curve, concave to the South, having a Radius of 1,211.33 feet and a Central Angle of 32°05'45"; thence along said Northerly Right of Way the following three (3) courses: run Westerly along the arc of said curve, a distance of 678.56 feet (Chord Bearing = N80°16'16"W, Chord = 669.72 feet); thence run S83°38'52"W, a distance of 114.62 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N51°22'24"W, Chord = 35.36 feet); thence run N06°22'24"W, a distance of 55.00 feet to the POINT OF BEGINNING.  
LESS the following parcel:  
Lot 3, Block 31, TOLIGA MANOR – UNIT C, as recorded in Plat Book 1, Page 193 of the Public Records of Osceola County, Florida.  
Containing 18.35 acres, more or less.

PARCEL 2  
A portion of TOLIGA MANOR – UNIT A, as recorded in Plat Book 1, Page 129 of the Public Records of Osceola County, Florida and a portion of TOLIGA MANOR – UNIT B, as recorded in Plat Book 1, Page 139 of the Public Records of Osceola County, Florida being more particularly described as follows:  
BEGIN at the Northwest corner of Tract OS-1, TOHOQUA – PHASE 5A, as recorded in Plat Book 30, Pages 175 through 179 of the Public Records of Osceola County, Florida; thence run S66°56'31"E, along the North line of said TOHOQUA – PHASE 5A and the North line of TOHOQUA – PHASE 5B, as recorded in Plat Book 30, Pages 175 through 179 of the Public Records of Osceola County, Florida, and an extension thereof, a distance of 1,507.75 feet to a point on the Western Right of Way of Florida's Turnpike; thence run N15°27'26"W, along said Western Right of Way, a distance of 258.99 feet; thence run N60°29'39"W, a distance of 48.57 feet; thence run N29°18'33"E, a distance of 48.57 feet to a point on said Western Right of Way; thence run N15°27'26"W, along said Western Right of Way, a distance of 1,471.75 feet; thence run N60°29'39"W, a distance of 505.94 feet to a point on the South Right of Way line of Neptune Road as described in Official Records Book 6294, Pages 2340 through 2349 of the Public Records of Osceola County, Florida; thence along said South Right of Way line the following two (2) courses: run N63°34'21"W, a distance of 456.69 feet; thence run N60°29'39"W, a distance of 632.30 feet to the Eastern Right of Way of Florida's Turnpike; thence along said Eastern Right of Way the following eight (8) courses: run S29°30'49"W, a distance of 144.26 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 542.00 feet and a Central Angle of 05°25'00"; thence run Southeasterly along the arc of said curve, a distance of 51.24 feet (Chord Bearing = S32°13'19"W, Chord = 51.22 feet) to the Point of Tangency; thence run S34°55'49"W, a distance of 152.00 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 458.00 feet and a Central Angle of 05°37'30"; thence run Southeasterly along the arc of said curve, a distance of 44.98 feet (Chord Bearing = S32°07'04"W, Chord = 44.95 feet) to the Point of Tangency; thence run S29°18'19"W, a distance of 226.88 feet; thence run S23°07'07"W, a distance of 140.70 feet; thence run S28°18'34"W, a distance of 93.74 feet to the Point of Curvature of a curve concave to the East, having a Radius of 25.00 feet and a Central Angle of 86°53'26"; thence run Southerly along the arc of said curve, a distance of 37.91 feet (Chord Bearing = S15°08'08"E, Chord = 34.38 feet) to a point on the Northerly Right of Way of Cross Prairie Parkway; being on a Non-Tangent curve, concave to the Southwest, having a Radius of 7,060.00 feet and a Central Angle of 05°20'31"; thence along said Northerly Right of Way the following three (3) courses: run Southeasterly along the arc of said curve, a distance of 658.24 feet (Chord Bearing = S58°08'37"E, Chord = 658.00 feet); to a Point of Compound Curve, concave to the Southwest, having a Radius of 660.00 feet and a Central Angle of 47°44'28"; thence run Southeasterly along the arc of said curve, a distance of 549.94 feet (Chord Bearing = S32°36'08"E, Chord = 534.17 feet); to a Point of Compound Curve, concave to the West, having a Radius of 1,560.00 feet and a Central Angle of 15°34'17"; thence run Southerly along the arc of said curve, a distance of 423.96 feet (Chord Bearing = S00°56'45"E, Chord = 422.86 feet) to the POINT OF BEGINNING.  
Containing 56.68 acres, more or less.

PARCEL 3  
A portion of TOLIGA MANOR – UNIT B, as recorded in Plat Book 1, Page 139 of the Public Records of Osceola County, Florida, lying in Section 5, Township 26 South, Range 30 East and being more particularly described as follows:  
BEGIN at the Northeast corner of TOHOQUA – PHASE 4A, as recorded in Plat Book 30, Pages 124 through 129 of the Public Records of Osceola County, Florida, said point being on a curve, concave Northeasterly having a Radius of 25.00 feet and a Central Angle of 91°21'16"; thence run Southeasterly along the arc of said curve, a distance of 39.86 feet (Chord Bearing = S44°08'03"W, Chord = 35.77 feet) to the Point of Tangency; thence along the North boundary of said TOHOQUA – PHASE 4A the following six (6) courses: run S89°48'41"W, a distance of 66.83 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 527.00 feet and a Central Angle of 19°10'29"; thence run Westerly along the arc of said curve, a distance of 176.37 feet (Chord Bearing = S80°13'26"W, Chord = 175.55 feet) to the Point of Tangency; thence run S70°38'11"W, a distance of 477.63 feet to the Point of Curvature of a curve concave to the North, having a Radius of 668.00 feet and a Central Angle of 40°18'36"; thence run Westerly along the arc of said curve, a distance of 469.97 feet (Chord Bearing = N89°12'31"W, Chord = 460.33 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 91°37'31"; thence run Northeasterly along the arc of said curve, a distance of 39.98 feet (Chord Bearing = N23°14'27"W, Chord = 35.85 feet); thence run N22°34'12"E, a distance of 312.88 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 3,020.00 feet and a Central Angle of 03°54'01"; thence run Northerly along the arc of said curve, a distance of 205.58 feet (Chord Bearing = N20°37'17"E, Chord = 205.54 feet); thence run N18°40'17"E, a distance of 574.40 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 99°44'34"; thence run Easterly along the arc of said curve, a distance of 43.52 feet (Chord Bearing = N68°32'42"E, Chord = 38.23 feet) to a point on the South Right of Way of Cross Prairie Parkway as described in Official Records Book 4010, Page 2871 of the Public Records of Osceola County, Florida, being on a Non-Tangent curve, concave to the Southwest, having a Radius of 6,940.00 feet and a Central Angle of 00°26'51"; thence run Southeasterly along the arc of said curve, and said South Right of Way, a distance of 54.19 feet (Chord Bearing = S61°21'39"E, Chord = 54.19 feet); thence run S28°15'14"W, a distance of 5.00 feet to a point on said Right of Way as described in Official Records Book 5892, Page 1461 of the Public Records of Osceola County, Florida, being on a Non-Tangent curve, concave to the Southwest, having a Radius of 6,935.00 feet and a Central Angle of 04°01'11"; thence along said Right of Way the following three (3) courses: run Southeasterly along the arc of said curve, a distance of 486.56 feet (Chord Bearing = S59°07'37"E, Chord = 486.46 feet); thence run S33°25'30"E, a distance of 555.60 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 1,435.00 feet and a Central Angle of 04°55'22"; thence run Southerly along the arc of said curve, a distance of 123.29 feet (Chord Bearing = S04°00'18"E, Chord = 123.26 feet) to the POINT OF BEGINNING.  
Containing 17.84 acres, more or less.

## PROPERTY INFORMATION:

AT THE TIME OF PLATTING, THE PROPERTY SHOWN HEREON WAS SUBJECT TO THE FOLLOWING MATTERS OF RECORD (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE THE SAME):

- Underlying rights of way, easements or plats affecting said property are as follows:
  - Right-of-Ways shown on the Plat of MAP OF UNIT A TOLIGA MANOR, as recorded in Plat Book 1, Page 129, Public Records of Osceola County, Florida.
  - Right-of-Ways shown on the Plat of MAP OF UNIT B TOLIGA MANOR, as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida.
  - Right-of-Ways shown on the Plat of MAP OF UNIT C TOLIGA MANOR, as recorded in Plat Book 1, Page 193, Public Records of Osceola County, Florida.
  - Temporary Construction Easement by Neptune Road Investments, LLC, a Florida limited liability company to Osceola County, a political subdivision of the State of Florida, recorded on October 4, 2022, in Book 6294, Page 2350, Public Records Osceola County, Florida.
- Other information regarding said property:
  - Reservations in favor of the State of Florida, set forth in that certain T.I.F. Deed, recorded on February 7, 1945, in Deed Book 114, Page 17, as affected by Release of Right of Entry and Exploration for Phosphate, Minerals, Metals and Petroleum Reservation, recorded on February 27, 2006, in Book 3078, Page 137, Public Records of Osceola County, Florida.
  - City of St. Cloud Resolution No. 85-14, recorded in Book 781, Page 2898, Public Records of Osceola County, Florida.
  - City of St. Cloud Ordinance 85-Q, recorded in Book 783, Page 2351, Public Records of Osceola County, Florida.
  - School Mitigation Plan/Funding Agreement recorded December 30, 2014, in Official Records Book 4714, Page 1859, as affected by: First Amendment, etc., recorded on April 15, 2015, in Official Records Book 4764, Page 169; Second Amendment, etc., recorded on January 17, 2020 in Official Records Book 5660, Page 281 and Partial Assignment and Assumption of School Mitigation Plan / Funding Agreement, recorded on September 8, 2023, in Book 6470, Page 2134, Public Records of Osceola County, Florida.
  - Reimbursement Agreement for the Construction of a Portion of Toho Parkway and the Shady Lane Extension recorded April 30, 2015, in Official Records Book 4771, Page 2975, as affected by:
    - First Amendment, etc., recorded on December 17, 2021, in Book 6111, Page 452, Public Records of Osceola County, Florida.
    - Recorded Notice of Environmental Resource Permit, recorded on December 29, 2016, in Book 5077, Page 1230.
    - Ordinance No. 2017-57 as recorded September 13, 2017 in Official Records Book 5206, Page 1935, Public Records of Osceola County, Florida.
  - Tohoqua Community Development District, as affected by: Notice of Establishment of the Tohoqua Community Development District, recorded on September 13, 2017, in Book 5206, Page 1940;
    - Final Judgment Validating Bonds, recorded on December 19, 2017, in Book 5256, Page 2579; Declaration of Consent to Jurisdiction of the Tohoqua Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record, recorded on February 9, 2018, in Book 5283, Page 1021;
    - Notice of Collection Agent for Special Assessments, recorded on February 9, 2018, in Book 5283, Page 1032 and Collateral Assignment and Assumption of Development and Contract Rights Relating To Tohoqua Community Development District, recorded on February 9, 2018, in Book 5283, Page 1040, Public Records of Osceola County, Florida.
    - Interlocal Agreement between Osceola County, Florida and the Tohoqua Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, recorded on November 16, 2017, in Book 5240, Page 794, and re-recorded on November 27, 2017, in Book 5244, Page 1001, Public Records of Osceola County, Florida.
    - Water and Wastewater Service, Annexation, and Development Agreement as set forth in instrument recorded December 22, 2017 in Official Records Book 5258, page 738, Public Records of Osceola County, Florida.
    - Notice of Encumbrance To Annex to City of St. Cloud as set forth in instrument recorded December 22, 2017 in Official Records Book 5258, Page 783, Public Records of Osceola County, Florida.
    - Master Declaration for Tohoqua recorded May 7, 2018 in Official Records Book 5329, Page 3, Public Records of Osceola County, Florida.
    - Ordinance No. 2017-53 as recorded May 30, 2018 in Official Records Book 5341, Page 1228, Public Records of Osceola County, Florida.
    - Ordinance No. 2018-12 as recorded May 30, 2018 in Official Records Book 5341, Page 1233, Public Records of Osceola County, Florida.
    - Ordinance No. 2018-13 as recorded May 30, 2018 in Official Records Book 5341, Page 1238, Public Records of Osceola County, Florida.
    - Mobility Fee Interlocal Agreement as set forth in instrument recorded June 18, 2018 in Official Records Book 5352, Page 663, Public Records of Osceola County, Florida.
    - Recorded Notice of Environmental Resource Permit, recorded on December 4, 2019, in Book 5634, Page 501, Public Records Osceola County, Florida.
    - Memorandum of Agreement, recorded on January 14, 2021, in Book 5871, Page 179, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2022-28, recorded on July 15, 2022, in Book 6252, Page 249, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2022-27, recorded on July 15, 2022, in Book 6252, Page 274, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2022-29, recorded on July 15, 2022, in Book 6252, Page 281, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2023-13, recorded on April 19, 2023, in Book 6391, Page 354, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2023-14, recorded on April 19, 2023, in Book 6391, Page 358, Public Records Osceola County, Florida.
    - City of St. Cloud Ordinance No. 2023-15, recorded on April 19, 2023, in Book 6391, Page 363, Public Records Osceola County, Florida.
    - Agreement between Developer and Tohoqua Community Development District Regarding the True Up and Payment for Special Assessment Revenue Bonds, Series 2021, recorded on March 23, 2021, in Book 5918, Page 1735, Public Records Osceola County, Florida.
    - Resolution No. 2021-16, recorded on November 8, 2023, in Book 6502, Page 1059, Public Records Osceola County, Florida.
    - Resolution No. 2023-241R, recorded on December 19, 2023, in Book 6521, Page 1932, Public Records Osceola County, Florida.
    - Amended and Restated Notice of Establishment of the Tohoqua Community Development District, recorded on March 6, 2024, in Book 6560, Page 932, Public Records Osceola County, Florida.
    - Amendment to the Interlocal Agreement Between Osceola County, Florida and the Tohoqua Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, recorded on March 21, 2024, in Book 6568, Page 1029, Public Records Osceola County, Florida.

SHEET 1 OF 3

PLAT BOOK PAGE

## DEDICATION TOHOQUA MIXED USE

KNOW ALL MEN BY THESE PRESENTS, That TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, being an owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes there expressed and dedicates the Streets and Easements to the perpetual use of the public.

IN WITNESS WHEREOF, TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, has caused these presents to be signed and sealed by the person(s) named below on \_\_\_\_\_, 2024.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Print Name: Andre Vidrine Chairperson of the Board of Supervisors

Signed and sealed in the presence of:

Witness: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY Andre Vidrine, as Chairperson of the Board of Supervisors, of the TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

## DEDICATION TOHOQUA MIXED USE

KNOW ALL MEN BY THESE PRESENTS, That NEPTUNE ROAD INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, being an owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes there expressed and dedicates the Streets and Easements to the perpetual use of the public.

IN WITNESS WHEREOF, NEPTUNE ROAD INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY has caused these presents to be signed and sealed by the person(s) named below on \_\_\_\_\_, 2024.

NEPTUNE ROAD INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Print Name: Marcus P. Hooker Manager

Signed and sealed in the presence of:

Witness: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY Marcus P. Hooker, as Manager, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

## CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on \_\_\_\_\_, 3/20/2024, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that this plat complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by CH. 177 F.S.; and that said land is located in Section 5, Township 26 South, Range 30 East, Osceola County, Florida.

Richard D. Brown, P.S.M.

Dated \_\_\_\_\_ Registration No. \_\_\_\_\_ 5700  
Professional Surveying Certificate of Authorization No. L.B. 966

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

## CERTIFICATE OF APPROVAL BY CITY SURVEYOR

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

Signature \_\_\_\_\_ Dated \_\_\_\_\_

Print Name \_\_\_\_\_ Registration No. \_\_\_\_\_

Florida Professional Surveyor and Mapper representing St. Cloud, Florida

## CERTIFICATE OF APPROVAL BY CITY OF ST. CLOUD

THIS IS TO CERTIFY, That on \_\_\_\_\_, the City Council of the City of Saint Cloud approved the foregoing plat.

Print Name \_\_\_\_\_ Print Name \_\_\_\_\_

MAYOR (Signature) \_\_\_\_\_ CITY CLERK (Signature) \_\_\_\_\_

## CERTIFICATE OF COUNTY CLERK

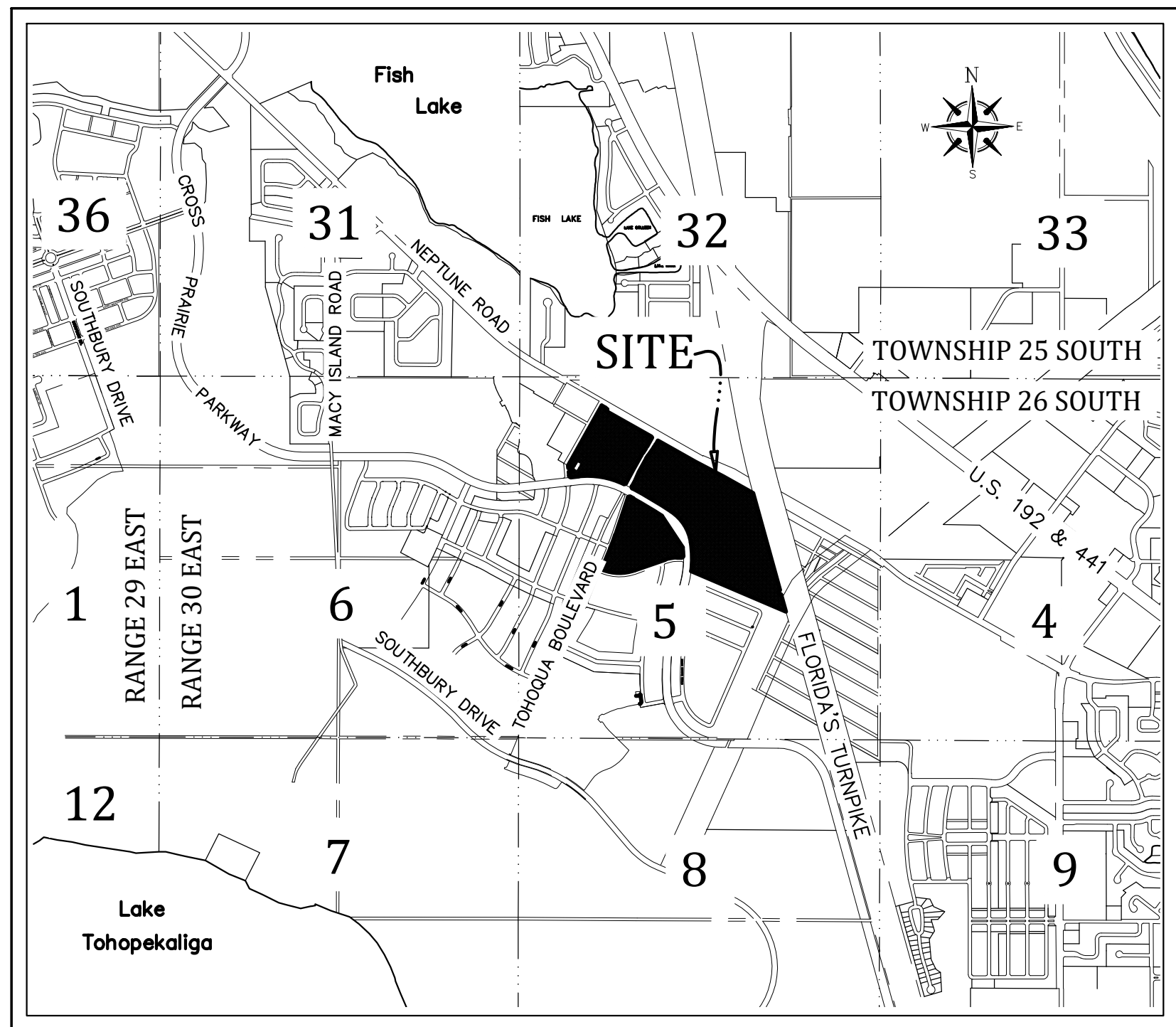
I HEREBY CERTIFY, That I have examined the foregoing plat and attest that it is in compliance with Chapter 177 of the Florida Statutes and was filed for record on \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_ Clerk of the Circuit Court in and for Osceola County, Florida

File No. \_\_\_\_\_ BY \_\_\_\_\_ D.C.

## VICINITY MAP

1" = 2000'



## LEGEND

P.B. PLAT BOOK	CB CHORD BEARING	U.E. UTILITY EASEMENT	O.R.B. OFFICIAL RECORDS BOOK
D.B. DEED BOOK	CD CHORD	± MORE OR LESS	D.U.E. DRAINAGE AND UTILITY EASEMENT
BK. BOOK	(NR) NON-RADIAL	L.B. LICENSED BUSINESS	ID IDENTIFICATION
PG. PAGE	+ DEGREES	L.S. LICENSED SURVEYOR	R/W RIGHT OF WAY
SEC. SECTION	' MINUTES	CONC. CONCRETE	MON. MONUMENT
TWP. TOWNSHIP	" SECONDS	P.I. POINT OF INTERSECTION	D.A.E. DRAINAGE AND ACCESS EASEMENT
COR. CORNER	FND. FOUND	P.T. POINT OF TANGENCY	C.R. CERTIFIED CORNER RECORD
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	CEN. CENTERLINE	R.C. POINT OF COMPOUND CURVATURE	R. RADIUS
P.C.P. PERMANENT CONTROL POINT	NT NON-TANGENT	P.R.C. POINT OF REVERSE CURVATURE	Δ CENTRAL ANGLE (DELTA)
PRM PERMANENT REFERENCE MONUMENT	CHD. CHORD	CH. CHORD BEARING	L. ARC LENGTH
		CHD. CHORD LENGTH	

● DENOTES 1/2" IRON ROD W/CAP "PRM L.B. 966"  
○ DENOTES 1/2" IRON ROD W/CAP "L.B. 966"  
⊙ DENOTES NAIL AND DISK "L.B. 966 P.C.P."

## NOTES:

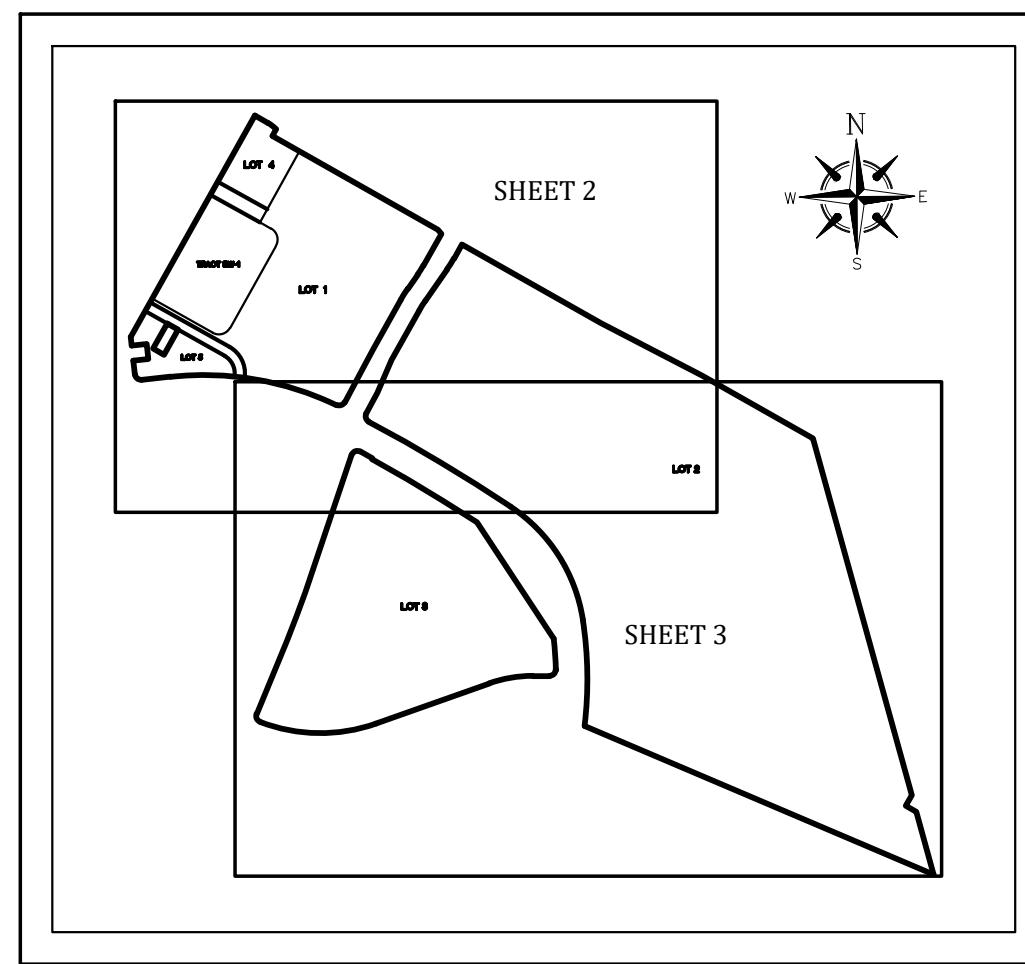
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST AS N00°04'59"E.
- ALL LOT LINES THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS DESIGNATED NON-RADIAL (NR).
- THERE IS A 10.00 FOOT UTILITY EASEMENT ADJACENT TO RIGHT OF WAYS AS DEPICTED HEREON.
- TRACT SW-1 IS A STORMWATER TRACT TO BE OWNED AND MAINTAINED BY THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND CONVEYED BY SEPARATE INSTRUMENT.
- ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE KISSIMMEE UTILITY AUTHORITY.
- PER F.S.S. 177.091(28), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL SIDEWALKS AND LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAYS AND COMMON AREAS IN THIS DEVELOPMENT AS REQUIRED BY THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE SHALL BE MAINTAINED BY THE TOHOQUA PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- THE CITY OF ST. CLOUD SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR THE STORMWATER MANAGEMENT TRACT AND DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF ST. CLOUD FOR SAID PURPOSE.

JOHNSTON'S SURVEYING INC.

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

## KEY MAP

NOT TO SCALE



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

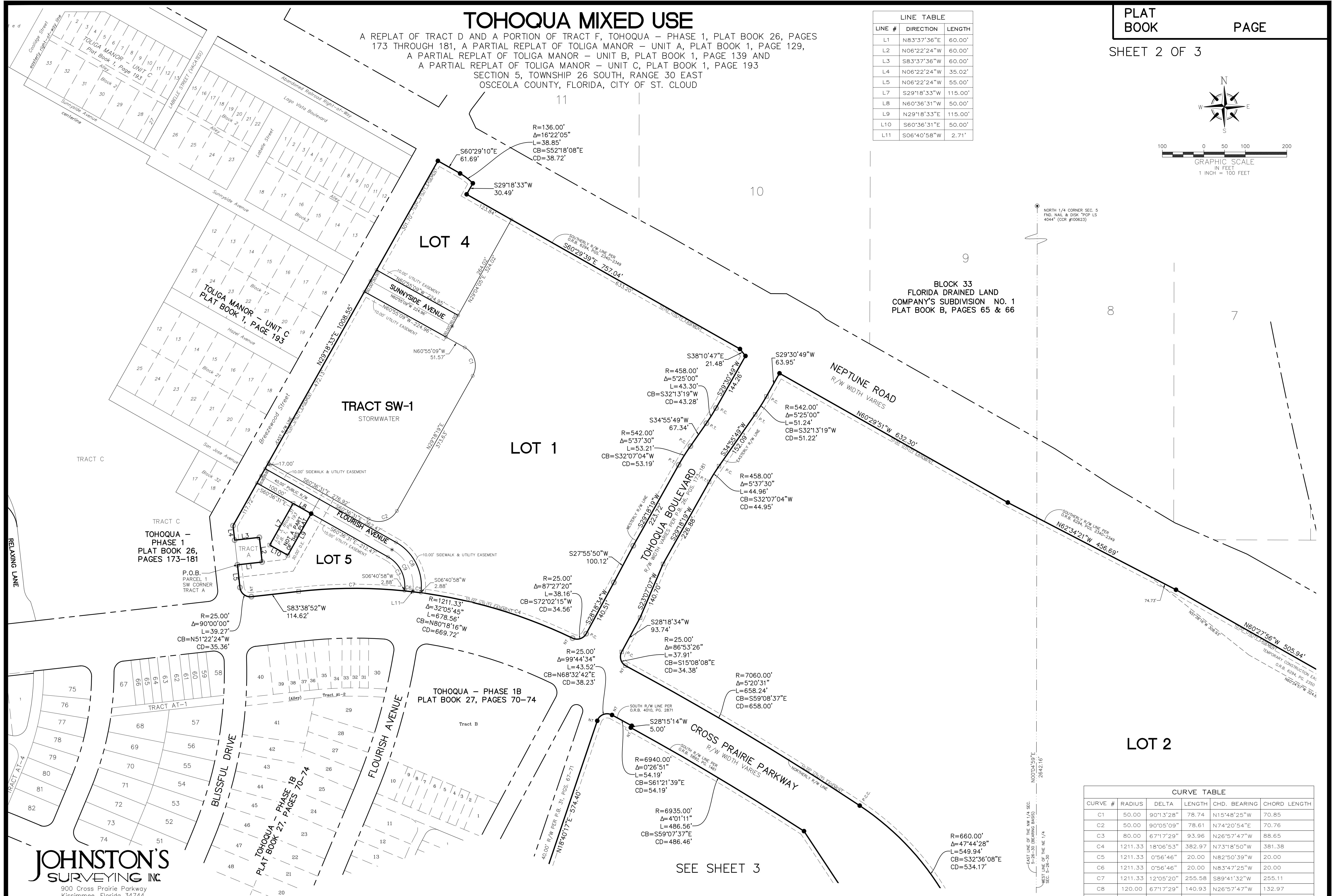
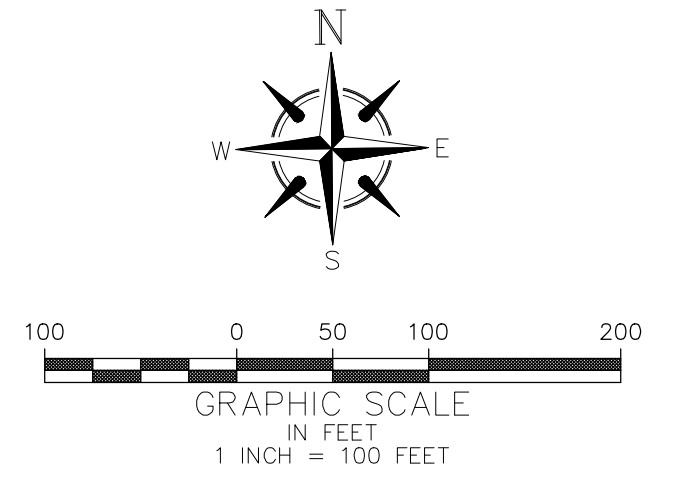
# TOHOQUA MIXED USE

A REPLAT OF TRACT D AND A PORTION OF TRACT F, TOHOQUA – PHASE 1, PLAT BOOK 26, PAGES 173 THROUGH 181, A PARTIAL REPLAT OF TOLIGA MANOR – UNIT A, PLAT BOOK 1, PAGE 129, A PARTIAL REPLAT OF TOLIGA MANOR – UNIT B, PLAT BOOK 1, PAGE 139 AND A PARTIAL REPLAT OF TOLIGA MANOR – UNIT C, PLAT BOOK 1, PAGE 193 SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST OSCEOLA COUNTY, FLORIDA, CITY OF ST. CLOUD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°37'36"E	60.00'
L2	N06°22'24"W	60.00'
L3	S83°37'36"W	60.00'
L4	N06°22'24"W	35.02'
L5	N06°22'24"W	55.00'
L7	S29°18'33"W	115.00'
L8	N60°36'31"W	50.00'
L9	N29°18'33"E	115.00'
L10	S60°36'31"E	50.00'
L11	S06°40'58"W	2.71'

PLAT BOOK PAGE

SHEET 2 OF 3



BLOCK 33  
FLORIDA DRAINED LAND  
COMPANY'S SUBDIVISION NO. 1  
PLAT BOOK B, PAGES 65 & 66

LOT 2

SEE SHEET 3

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	50.00	90°13'28"	78.74	N15°48'25"W	70.85
C2	50.00	90°05'09"	78.61	N74°20'54"E	70.76
C3	80.00	67°17'29"	93.96	N26°57'47"W	88.65
C4	1211.33	18°06'53"	382.97	N73°18'50"W	381.38
C5	1211.33	0°56'46"	20.00	N82°50'39"W	20.00
C6	1211.33	0°56'46"	20.00	N83°47'25"W	20.00
C7	1211.33	12°05'20"	255.58	S89°41'32"W	255.11
C8	120.00	67°17'29"	140.93	N26°57'47"W	132.97
C9	100.00	67°17'29"	117.45	N26°57'47"W	110.81

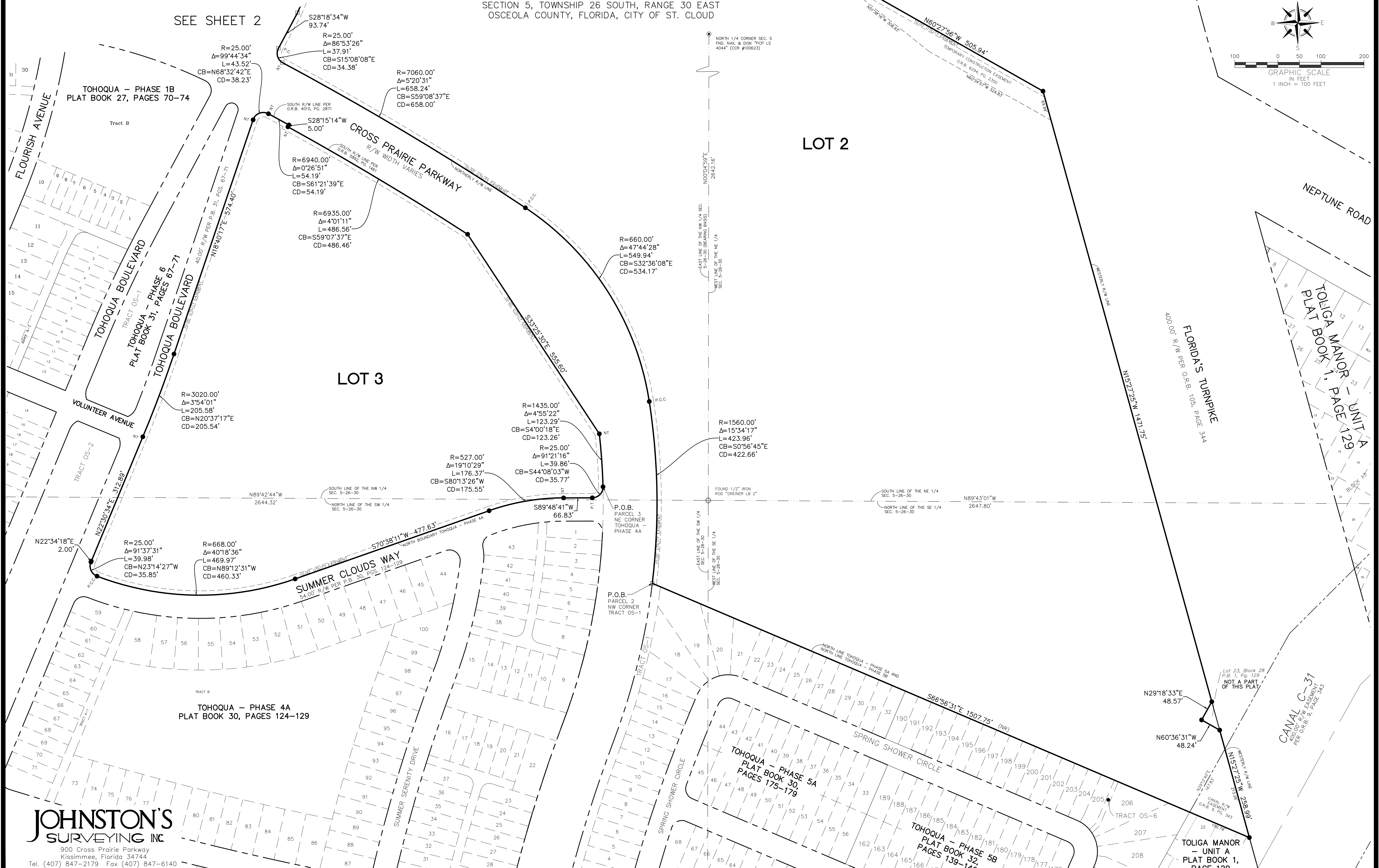
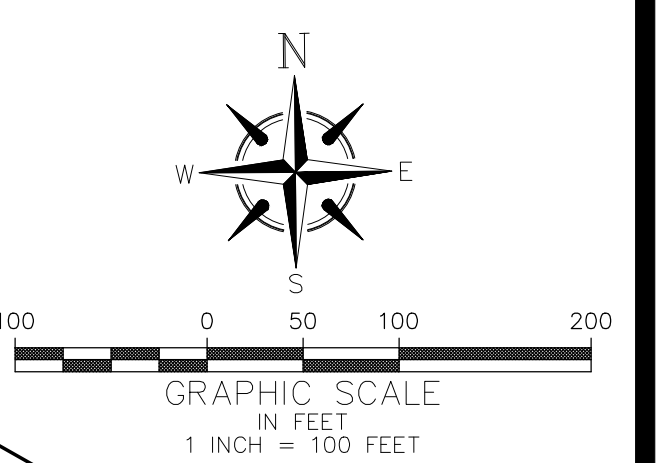
**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway  
Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140  
L.B. #966

# TOHOQUA MIXED USE

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PLAT BOOK PAGE

SHEET 3 OF 3



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

# SECTION VI

# SECTION D

# SECTION 1

# Tohoqua Community Development District

## Summary of Check Register

April 1, 2024 to April 30, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	4/2/24	37-38	\$ 1,820.00
	4/9/24	39-44	\$ 23,675.71
	4/16/24	45-47	\$ 46,689.46
	4/23/24	48-51	\$ 5,102.56
	4/30/24	52-53	\$ 1,821.95
<b>Total Amount</b>			<b>\$ 79,109.68</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00022	3/27/24	85	202403	320	53800	12200		POOL ATTENDANTS - MAR 24	*	900.00		
COMMUNITY ASSOCIATION AND LIFESTYLE												900.00	000037
4/02/24	00052	4/01/24	1861	202404	320	53800	46300		POND MAINT/ANALYSIS TEST	*	920.00		
SUNSHINE LAND MANAGEMENT CORP.												920.00	000038
4/09/24	00022	4/03/24	86	202404	330	53800	11000		AMENITY MANAGEMENT APR 24	*	11,041.67		
		4/03/24	86	202404	330	53800	48000		HOT CHOCOLATE EVENT	*	52.70		
		4/03/24	86	202404	330	53800	48200		HD-AMENITY MAINT SUPPLIES	*	181.37		
		4/03/24	86	202404	330	53800	48200		AMZN-LED LIGHTS MONUMENT	*	122.43		
		4/03/24	86	202404	330	53800	48000		SMG-AD FOR GARAGE SALE	*	41.40		
		4/03/24	86	202404	330	53800	48000		FOOD FOR BLAST OF LOVE	*	177.97		
		4/03/24	86	202404	330	53800	49200		LITTER BAGS	*	448.02		
		4/03/24	86	202404	330	53800	48000		FOOD FOR BLAST OF LOVE	*	8.60		
		4/03/24	86	202404	330	53800	48000		FOOD FOR BLAST OF LOVE	*	38.48		
		4/03/24	86	202404	330	53800	48000		FOOD FOR SPECIAL EVENT	*	102.44		
		4/03/24	86	202404	330	53800	48000		BLAST OF LOVE SUPPLIES	*	24.23		
		4/03/24	86	202404	330	53800	48000		FOOD FOR BLAST OF LOVE	*	26.17		
COMMUNITY ASSOCIATION AND LIFESTYLE												12,265.48	000039
4/09/24	00063	3/06/24	06233	202403	330	53800	49100		ACCESS CARD PRINTER	*	3,450.00		
MODERN SECURITY SYSTEM(DO NOT USE)												3,450.00	000040
4/09/24	00026	3/04/24	303702	202403	330	53800	53000		BULK BLEACH/ACID	*	1,949.95		
		3/25/24	304534	202403	330	53800	53000		SULFURIC ACID	*	255.00		
SPIES POOL, LLC												2,204.95	000041
4/09/24	00064	2/21/24	61875844	202402	320	53800	47100		PEST CONTROL - FEB24	*	66.95		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/21/24	61886203	202403	320	53800	47100		PEST CONTROL - MAR24	*	66.95		
									TURNER PEST CONTROL, LLC			133.90	000042
4/09/24	00013	3/25/24	7267242	202403	310	51300	32300		TRUSTEE FEE SER18 FY24	*	2,168.47		
		3/25/24	7267242	202403	300	15500	10000		TRUSTEE FEE SER18 FY25	*	1,548.91		
									US BANK			3,717.38	000043
4/09/24	00032	4/01/24	24-1769	202402	320	53800	46700		JANITORIAL SVCS - FEB24	*	1,904.00		
									WESTWOOD INTERIOR CLEANING INC.			1,904.00	000044
4/16/24	00002	4/01/24	310	202404	310	51300	34000		MANAGEMENT FEES - APR 24	*	3,533.33		
		4/01/24	310	202404	310	51300	35200		WEBSITE ADMIN - APR 24	*	106.00		
		4/01/24	310	202404	310	51300	35100		INFORMATION TECH - APR 24	*	159.00		
		4/01/24	310	202404	310	51300	31300		DISSEMINATION - APR 24	*	1,458.33		
		4/01/24	310	202404	310	51300	51000		OFFICE SUPPLIES	*	.21		
		4/01/24	310	202404	310	51300	42000		POSTAGE	*	46.17		
		4/01/24	310	202404	310	51300	42500		COPIES	*	184.20		
		4/01/24	311	202404	320	53800	12300		FACILITY MAINT - APR 24	*	4,681.67		
		4/01/24	312	202404	320	53800	12000		FIELD MANAGEMENT - APR 24	*	1,910.67		
									GOVERNMENTAL MANAGEMENT SERVICES			12,079.58	000045
4/16/24	00010	4/16/24	41624	202404	300	20700	10000		ASSMNT TXFER S.18	*	720.34		
		4/16/24	41624	202404	300	20700	10000		ASSMNT TXFER S.21 PH2	*	758.65		
		4/16/24	41624	202404	300	20700	10000		ASSMNT TXFER S.21 4A/5A	*	789.76		
		4/16/24	41624	202404	300	20700	10000		ASSMNT TXFER S.22 PH 3&6	*	791.07		
		4/16/24	41624	202404	300	20700	10000		ASSMNT TXFER 2.23 4B/5B	*	808.10		
									TOHOQUA CDD C/O USBANK			3,867.92	000046
									TQUA TOHOQUA CDD AGUZMAN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/24	00033	4/11/24	78661	202404	320	53800	46200			*	25,191.33		
									MAINT CONTRACT - APR24				
4/11/24		78667		202404	320	53800	46200			*	4,837.00		
									PHASE 4A MAINT APR24				
4/11/24		78682		202404	320	53800	46100			*	713.63		
									MAINLINE REPAIR				
									UNITED LAND SERVICES			30,741.96	000047
4/23/24	00004	4/15/24	124603	202403	310	51300	31500			*	933.61		
									GENERAL COUNSEL - MAR 24				
4/15/24		124604		202403	310	51300	31500			*	454.00		
									CDD CONTRACTION FEES				
									LATHAM, LUNA, EDEN & BEAUDINE,LLP			1,387.61	000048
4/23/24	00006	3/11/24	17-188(1	202402	310	51300	31100			*	90.00		
									ENGINEER SERVICES FEB24				
									POULOS & BENNETT, LLC			90.00	000049
4/23/24	00026	4/11/24	305118	202404	330	53800	53000			*	1,244.95		
									BULK BLEACH/ACID				
									SPIES POOL, LLC			1,244.95	000050
4/23/24	00032	4/17/24	24-1934	202403	320	53800	46700			*	2,380.00		
									JANITORIAL SVCS - MAR24				
									WESTWOOD INTERIOR CLEANING INC.			2,380.00	000051
4/30/24	00022	4/24/24	87	202404	320	53800	12200			*	1,755.00		
									POOL ATTENDANTS - APR 24				
									COMMUNITY ASSOCIATION AND LIFESTYLE			1,755.00	000052
4/30/24	00064	4/25/24	61897634	202404	320	53800	47100			*	66.95		
									PEST CONTROL - APR 24				
									TURNER PEST CONTROL, LLC			66.95	000053
									TOTAL FOR BANK B		79,109.68		
									TOTAL FOR REGISTER		79,109.68		

TQUA TOHOQUA CDD AGUZMAN

# SECTION 2

**Tohoqua**  
*Community Development District*

**Unaudited Financial Reporting**  
*April 30, 2024*



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2018</u>
5	<u>Debt Service Fund - Series 2021 Phase 2</u>
6	<u>Debt Service Fund - Series 2021 Phase 4A/5A</u>
7	<u>Debt Service Fund - Series 2022 Phase 3A/6A</u>
8	<u>Debt Service Fund - Series 2023 Phase 4B/5B</u>
9	<u>Debt Service Fund - Series 2023 Phase 4C</u>
10	<u>Capital Reserve Fund</u>
11	<u>Capital Project Funds</u>
12-14	<u>Month to Month</u>
15-16	<u>Long Term Debt Summary</u>
17	<u>Assessment Receipt Schedule</u>

**Tohoqua**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash	\$ 68,266	\$ -	\$ -	\$ 15,700	\$ 83,966
Cash- 4359	\$ 871,845	\$ -	\$ -	\$ -	\$ 871,845
<b>Investments</b>					
<u>Series 2018</u>					
Reserve	\$ -	\$ 69,039	\$ -	\$ -	\$ 69,039
Revenue	\$ -	\$ 172,519	\$ -	\$ -	\$ 172,519
Construction	\$ -	\$ -	\$ 13,449	\$ -	\$ 13,449
<u>Series 2021 Phase 2</u>					
Reserve	\$ -	\$ 72,381	\$ -	\$ -	\$ 72,381
Revenue	\$ -	\$ 154,925	\$ -	\$ -	\$ 154,925
Construction	\$ -	\$ -	\$ 484	\$ -	\$ 484
<u>Series 2021 Phase 4A/5A</u>					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 159,291	\$ -	\$ -	\$ 159,291
Construction	\$ -	\$ -	\$ 9	\$ -	\$ 9
<u>Series 2022 Phase 3A/6A</u>					
Reserve	\$ -	\$ 76,814	\$ -	\$ -	\$ 76,814
Revenue	\$ -	\$ 148,785	\$ -	\$ -	\$ 148,785
Construction	\$ -	\$ -	\$ 7,122	\$ -	\$ 7,122
<u>Series 2023 Phase 4B/5B</u>					
Reserve	\$ -	\$ 77,100	\$ -	\$ -	\$ 77,100
Revenue	\$ -	\$ 151,291	\$ -	\$ -	\$ 151,291
Construction	\$ -	\$ -	\$ 19,823	\$ -	\$ 19,823
<u>Series 2023 Phase 4C</u>					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Capital Interest	\$ -	\$ 118,637	\$ -	\$ -	\$ 118,637
Construction	\$ -	\$ -	\$ 1,421,473	\$ -	\$ 1,421,473
Cost of Issuance	\$ -	\$ -	\$ 34	\$ -	\$ 34
Due From General Fund	\$ -	\$ 7,341	\$ -	\$ -	\$ 7,341
Due From Other	\$ 31	\$ -	\$ -	\$ -	\$ 31
Prepaid Expenses	\$ 7,569	\$ -	\$ -	\$ -	\$ 7,569
<b>Total Assets</b>	<b>\$ 947,711</b>	<b>\$ 1,354,626</b>	<b>\$ 1,462,394</b>	<b>\$ 15,700</b>	<b>\$ 3,780,431</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 27,097	\$ -	\$ -	\$ -	\$ 27,097
Due to Debt Service	\$ 7,341	\$ -	\$ -	\$ -	\$ 7,341
Due to Other	\$ -	\$ 3,717	\$ -	\$ -	\$ 3,717
<b>Total Liabilities</b>	<b>\$ 34,438</b>	<b>\$ 3,717</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,156</b>
<b>Fund Balances:</b>					
Deposits & Prepaid Items	\$ 7,569	\$ -	\$ -	\$ -	\$ 7,569
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 239,208	\$ -	\$ -	\$ 239,208
Debt Service - Series 2021 Phase 2	\$ -	\$ 228,746	\$ -	\$ -	\$ 228,746
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 236,140	\$ -	\$ -	\$ 236,140
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 227,100	\$ -	\$ -	\$ 227,100
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 229,925	\$ -	\$ -	\$ 229,925
Debt Service - Series 2023 Phasen 4C	\$ -	\$ 189,791	\$ -	\$ -	\$ 189,791
Capital Reserve	\$ -	\$ -	\$ -	\$ 15,700	\$ 15,700
Capital Projects	\$ -	\$ -	\$ 1,462,394	\$ -	\$ 1,462,394
Unassigned	\$ 905,703	\$ -	\$ -	\$ -	\$ 905,703
<b>Total Fund Balances</b>	<b>\$ 913,273</b>	<b>\$ 1,350,909</b>	<b>\$ 1,462,394</b>	<b>\$ 15,700</b>	<b>\$ 3,742,275</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 947,711</b>	<b>\$ 1,354,626</b>	<b>\$ 1,462,394</b>	<b>\$ 15,700</b>	<b>\$ 3,780,431</b>

**Tohoqua**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Assessments - Tax Collector	\$ 841,269	\$ 841,269	\$ 831,520	\$ (9,749)
Assessments - Direct	\$ 364,857	\$ 289,711	\$ 289,711	\$ -
Assessments - Direct (Administrative)	\$ 88,234	\$ 50,108	\$ 33,405	\$ (16,703)
Developer Contributions	\$ 301,982	\$ 1,735	\$ 1,735	\$ -
Boundary Amend Contributions	\$ -	\$ -	\$ 9,113	\$ 9,113
Special Events Revenue	\$ 12,000	\$ 7,280	\$ 7,280	\$ -
<b>Total Revenues</b>	<b>\$ 1,608,342</b>	<b>\$ 1,190,102</b>	<b>\$ 1,172,763</b>	<b>\$ (17,339)</b>
<b>Expenditures</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,200	\$ 5,800
FICA Expense	\$ 918	\$ 536	\$ 92	\$ 444
Engineering	\$ 12,000	\$ 7,000	\$ 8,896	\$ (1,896)
Attorney	\$ 25,000	\$ 14,583	\$ 17,695	\$ (3,111)
Annual Audit	\$ 6,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,600	\$ 10,600	\$ 10,600	\$ -
Arbitrage	\$ 2,700	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 17,500	\$ 10,208	\$ 10,208	\$ -
Trustee Fees	\$ 26,239	\$ 26,239	\$ 16,459	\$ 9,780
Management Fees	\$ 42,400	\$ 24,733	\$ 24,733	\$ -
Information Technology	\$ 1,908	\$ 1,113	\$ 1,113	\$ -
Website Maintenance	\$ 1,272	\$ 742	\$ 742	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage	\$ 1,000	\$ 583	\$ 210	\$ 373
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Printing & Binding	\$ 3,000	\$ 1,750	\$ 1,197	\$ 553
Legal Advertising	\$ 3,800	\$ 2,217	\$ 249	\$ 1,967
Other Current Charges	\$ 2,000	\$ 1,167	\$ 696	\$ 471
Property Appraiser Fees	\$ 500	\$ 500	\$ 545	\$ (45)
Property Taxes	\$ -	\$ -	\$ 289	\$ (289)
Office Supplies	\$ 625	\$ 365	\$ 4	\$ 361
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 177,523</b>	<b>\$ 117,922</b>	<b>\$ 102,650</b>	<b>\$ 15,271</b>
<b>Operations &amp; Maintenance</b>				
<b>Contract Services</b>				
Field Management	\$ 22,928	\$ 13,375	\$ 13,375	\$ -
Amenities Management	\$ 132,500	\$ 77,292	\$ 77,292	\$ -
Landscape Maintenance	\$ 510,817	\$ 297,977	\$ 206,210	\$ 91,767
Lake Maintenance	\$ 34,720	\$ 20,253	\$ 6,440	\$ 13,813
Wetland Maintenance	\$ 12,100	\$ 7,058	\$ -	\$ 7,058
Pool Maintenance	\$ 20,820	\$ 12,145	\$ 10,410	\$ 1,735
Pest Control	\$ 780	\$ 455	\$ 463	\$ (8)
Janitorial Services	\$ 19,000	\$ 11,083	\$ 12,614	\$ (1,531)
<b>Subtotal Contract Services</b>	<b>\$ 753,665</b>	<b>\$ 439,638</b>	<b>\$ 326,803</b>	<b>\$ 112,835</b>
<b>Repairs &amp; Maintenance</b>				
Landscape Replacement	\$ 30,000	\$ 17,500	\$ 10,991	\$ 6,509
Mulch	\$ 50,000	\$ 29,167	\$ -	\$ 29,167
Tree Removal & Replacement	\$ 20,000	\$ 11,667	\$ 1,663	\$ 10,004
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ 714	\$ 2,203
Stormwater Inspections	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 2,671	\$ 3,162
Alley & Sidewalk Maintenance	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Signage	\$ 1,500	\$ 875	\$ 446	\$ 429
Walls & Monument Repair	\$ 1,500	\$ 875	\$ -	\$ 875
Pressure Washing	\$ 17,500	\$ 10,208	\$ -	\$ 10,208
Fencing	\$ 1,500	\$ 875	\$ -	\$ 875
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$ 150,000</b>	<b>\$ 87,500</b>	<b>\$ 16,485</b>	<b>\$ 71,015</b>

**Tohoqua**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Utilities</b>				
Pool - Electric	\$ 38,280	\$ 22,330	\$ 17,239	\$ 5,091
Pool - Water	\$ 18,480	\$ 10,780	\$ 8,583	\$ 2,197
Electric	\$ 2,500	\$ 1,458	\$ 205	\$ 1,253
Water & Sewer	\$ 95,000	\$ 55,417	\$ 47,386	\$ 8,031
Streetlights	\$ 125,000	\$ 72,917	\$ 46,076	\$ 26,840
<b>Subtotal Utilities</b>	<b>\$ 279,260</b>	<b>\$ 162,902</b>	<b>\$ 119,488</b>	<b>\$ 43,414</b>
<b>Amenities</b>				
Property Insurance	\$ 38,048	\$ 38,048	\$ 36,244	\$ 1,804
Pool Attendants	\$ 15,000	\$ 8,750	\$ 4,575	\$ 4,175
Facility Maintenance	\$ 56,180	\$ 32,772	\$ 32,772	\$ -
Pool Repairs & Maintenance	\$ 25,000	\$ 14,583	\$ 12,014	\$ 2,569
Pool Permits	\$ 325	\$ 325	\$ -	\$ 325
Access Cards & Equipment Supplies	\$ 6,000	\$ 3,500	\$ 3,621	\$ (121)
Fire Alarm & Security Monitoring	\$ 420	\$ 245	\$ 285	\$ (40)
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Fire Extinguisher Inspections	\$ 100	\$ 100	\$ 102	\$ (2)
Amenity Signage	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 3,079	\$ 2,754
Office Supplies	\$ 1,000	\$ 583	\$ 549	\$ 34
Operating Supplies	\$ 5,000	\$ 2,917	\$ 3,553	\$ (637)
Doggie Pots	\$ 3,500	\$ 2,042	\$ -	\$ 2,042
Special Events	\$ 20,000	\$ 11,667	\$ 11,087	\$ 579
Termite Bond	\$ 300	\$ -	\$ -	\$ -
Holiday Décor	\$ 25,000	\$ 14,583	\$ 5,100	\$ 9,483
<b>Subtotal Amenities</b>	<b>\$ 211,873</b>	<b>\$ 139,448</b>	<b>\$ 112,982</b>	<b>\$ 26,466</b>
<b>Other</b>				
Contingency	\$ 25,000	\$ 14,583	\$ 274	\$ 14,309
<b>Subtotal Other</b>	<b>\$ 25,000</b>	<b>\$ 14,583</b>	<b>\$ 274</b>	<b>\$ 14,309</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,419,797</b>	<b>\$ 844,071</b>	<b>\$ 576,032</b>	<b>\$ 268,039</b>
<b>Total Expenditures</b>	<b>\$ 1,597,320</b>	<b>\$ 961,993</b>	<b>\$ 678,682</b>	<b>\$ 283,310</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,022</b>		<b>\$ 494,081</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out) - Capital Reserve	\$ (11,022)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (11,022)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 494,081</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 419,192</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 913,273</b>	



# Tohoqua

## Community Development District

### Debt Service Fund - Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Special Assessments	\$ 137,458	\$ 137,458	\$ 135,862	\$ (1,596)
Interest Income	\$ -	\$ -	\$ 4,279	\$ 4,279
<b>Total Revenues</b>	<b>\$ 137,458</b>	<b>\$ 137,458</b>	<b>\$ 140,141</b>	<b>\$ 2,683</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 47,068	\$ 47,068	\$ 47,068	\$ -
Principal Payment - 5/01	\$ 45,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 47,068	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 139,135</b>	<b>\$ 47,068</b>	<b>\$ 47,068</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,677)</b>		<b>\$ 93,073</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 75,108</b>		<b>\$ 146,135</b>	
<b>Fund Balance - Ending</b>	<b>\$ 73,431</b>		<b>\$ 239,208</b>	

**Tohoqua**  
**Community Development District**  
**Debt Service Fund - Series 2021 Phase 2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Special Assessments	\$ 144,764	\$ 144,764	\$ 143,087	\$ (1,677)
Interest Income	\$ -	\$ -	\$ 3,752	\$ 3,752
<b>Total Revenues</b>	<b>\$ 144,764</b>	<b>\$ 144,764</b>	<b>\$ 146,839</b>	<b>\$ 2,075</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 43,716	\$ 43,716	\$ 43,716	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 43,716	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 142,431</b>	<b>\$ 43,716</b>	<b>\$ 43,716</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,333</b>		<b>\$ 103,124</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,582</b>		<b>\$ 125,622</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,915</b>		<b>\$ 228,746</b>	

**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 April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 150,700	\$ 150,700	\$ 148,954	\$ (1,746)
Interest Income	\$ -	\$ -	\$ 3,856	\$ 3,856
<b>Total Revenues</b>	<b>\$ 150,700</b>	<b>\$ 150,700</b>	<b>\$ 152,810</b>	<b>\$ 2,110</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 46,655	\$ 46,655	\$ 46,655	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 46,655	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 148,310</b>	<b>\$ 46,655</b>	<b>\$ 46,655</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,390</b>		<b>\$ 106,155</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 52,910</b>		<b>\$ 129,984</b>	
<b>Fund Balance - Ending</b>	<b>\$ 55,300</b>		<b>\$ 236,140</b>	

**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 April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Special Assessments	\$ 150,950	\$ 150,950	\$ 149,201	\$ (1,749)
Interest Income	\$ -	\$ -	\$ 3,382	\$ 3,382
<b>Total Revenues</b>	<b>\$ 150,950</b>	<b>\$ 150,950</b>	<b>\$ 152,583</b>	<b>\$ 1,633</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 60,204	\$ 60,204	\$ 60,204	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 60,204	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 150,408</b>	<b>\$ 60,204</b>	<b>\$ 60,204</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 543</b>		<b>\$ 92,379</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,426)	\$ (5,426)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,426)</b>	<b>\$ (5,426)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 543</b>		<b>\$ 86,953</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 63,823</b>		<b>\$ 140,147</b>	
<b>Fund Balance - Ending</b>	<b>\$ 64,365</b>		<b>\$ 227,100</b>	

**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 April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Special Assessments	\$ 154,199	\$ 154,199	\$ 152,413	\$ (1,786)
Interest Income	\$ 2,417	\$ 2,417	\$ 3,358	\$ 941
<b>Total Revenues</b>	<b>\$ 156,616</b>	<b>\$ 156,616</b>	<b>\$ 155,770</b>	<b>\$ (846)</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 60,228	\$ 60,228	\$ 60,228	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 60,228	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 150,455</b>	<b>\$ 60,228</b>	<b>\$ 60,228</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,161</b>		<b>\$ 95,543</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,170)	\$ (4,170)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,170)</b>	<b>\$ (4,170)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,161</b>		<b>\$ 91,373</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 62,052</b>		<b>\$ 138,551</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,214</b>		<b>\$ 229,925</b>	

**Tohoqua**  
**Community Development District**  
**Debt Service Fund - Series 2023 Phase 4C**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 5,047	\$ 5,047
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,047</b>	<b>\$ 5,047</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ -	\$ -	\$ 10,412	\$ (10,412)
Principal Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,412</b>	<b>\$ (10,412)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,366)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 195,156</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 189,791</b>	

**Tohoqua**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 438	\$ 438
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 438</b>	<b>\$ 438</b>
<b>Expenditures:</b>				
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 438</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 11,022	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 11,022</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,022</b>		<b>\$ 438</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 15,262</b>		<b>\$ 15,262</b>	
<b>Fund Balance - Ending</b>	<b>\$ 26,284</b>		<b>\$ 15,700</b>	

**Tohoqua**  
**Community Development District**  
**Capital Project Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	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
<b>Revenues</b>							
Interest	\$ 408	\$ 7	\$ 0	\$ 3,814	\$ 526	\$ 37,543	\$ 42,298
Requisition Refund	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 225
<b>Total Revenues</b>	<b>\$ 408</b>	<b>\$ 232</b>	<b>\$ 0</b>	<b>\$ 3,814</b>	<b>\$ 526</b>	<b>\$ 37,543</b>	<b>\$ 42,523</b>
<b>Expenditures:</b>							
Capital Outlay	\$ -	\$ -	\$ -	\$ 761,457	\$ -	\$ 4,300	\$ 765,757
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,125	\$ 46,125
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 761,457</b>	<b>\$ -</b>	<b>\$ 50,425</b>	<b>\$ 811,882</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 408</b>	<b>\$ 232</b>	<b>\$ 0</b>	<b>\$ (757,643)</b>	<b>\$ 526</b>	<b>\$ (12,882)</b>	<b>\$ (769,359)</b>
<b>Other Financing Sources/(Uses)</b>							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 5,426	\$ 4,170	\$ -	\$ 9,596
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,426</b>	<b>\$ 4,170</b>	<b>\$ -</b>	<b>\$ 9,596</b>
<b>Net Change in Fund Balance</b>	<b>\$ 408</b>	<b>\$ 232</b>	<b>\$ 0</b>	<b>\$ (752,217)</b>	<b>\$ 4,696</b>	<b>\$ (12,882)</b>	<b>\$ (759,763)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 13,041</b>	<b>\$ 252</b>	<b>\$ 9</b>	<b>\$ 759,339</b>	<b>\$ 15,127</b>	<b>\$ 1,434,388</b>	<b>\$ 2,222,157</b>
<b>Fund Balance - Ending</b>	<b>\$ 13,449</b>	<b>\$ 484</b>	<b>\$ 9</b>	<b>\$ 7,122</b>	<b>\$ 19,823</b>	<b>\$ 1,421,506</b>	<b>\$ 1,462,394</b>



**Tohoqua**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Collector	\$ -	\$ 38,766	\$ 767,689	\$ 4,664	\$ 7,624	\$ 4,409	\$ 8,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 831,520
Assessments - Direct	\$ 193,140	\$ -	\$ -	\$ -	\$ 43,683	\$ -	\$ 52,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289,711
Assessments - Direct (Administrative)	\$ -	\$ 33,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,405
Developer Contributions	\$ -	\$ -	\$ -	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,735
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ 2,220	\$ 6,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,113
Special Events Revenue	\$ 1,580	\$ -	\$ 1,440	\$ (250)	\$ -	\$ 2,000	\$ 2,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,280
<b>Total Revenues</b>	<b>\$ 194,720</b>	<b>\$ 72,171</b>	<b>\$ 769,129</b>	<b>\$ 6,149</b>	<b>\$ 53,527</b>	<b>\$ 13,302</b>	<b>\$ 63,765</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,172,763</b>
<b>Expenditures</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering	\$ 225	\$ -	\$ -	\$ 59	\$ 2,029	\$ -	\$ 6,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,896
Attorney	\$ 1,639	\$ 606	\$ 756	\$ 2,278	\$ 8,082	\$ 1,388	\$ 2,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,695
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ 10,208
Trustee Fees	\$ 4,889	\$ 4,041	\$ -	\$ -	\$ -	\$ 2,168	\$ 5,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,459
Management Fees	\$ 3,533	\$ 3,533	\$ 3,533	\$ 3,533	\$ 3,533	\$ 3,533	\$ 3,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,733
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,113
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 20	\$ 42	\$ 28	\$ 7	\$ 24	\$ 42	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Printing & Binding	\$ 76	\$ 205	\$ 185	\$ 260	\$ 45	\$ 242	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,197
Legal Advertising	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249
Other Current Charges	\$ 45	\$ 80	\$ 69	\$ 47	\$ 146	\$ 155	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Property Taxes	\$ -	\$ 276	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 30,019</b>	<b>\$ 10,507</b>	<b>\$ 6,296</b>	<b>\$ 7,907</b>	<b>\$ 17,675</b>	<b>\$ 9,703</b>	<b>\$ 20,545</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,650</b>

**Tohoqua**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations &amp; Maintenance</b>													
<b>Contract Services</b>													
Field Management	\$ 1,911	\$ 1,911	\$ 1,911	\$ 1,911	\$ 1,911	\$ 1,911	\$ 1,911	\$ 1,911	\$ -	\$ -	\$ -	\$ -	\$ 13,375
Amenities Management	\$ 11,042	\$ 11,042	\$ 11,042	\$ 11,042	\$ 11,042	\$ 11,042	\$ 11,042	\$ 11,042	\$ -	\$ -	\$ -	\$ -	\$ 77,292
Landscape Maintenance	\$ 25,766	\$ 25,766	\$ 31,663	\$ 30,028	\$ 30,028	\$ 30,028	\$ 30,028	\$ 32,929	\$ -	\$ -	\$ -	\$ -	\$ 206,210
Lake Maintenance	\$ 920	\$ 920	\$ 920	\$ 920	\$ 1,840	\$ -	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,440
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,410
Pest Control	\$ 65	\$ 65	\$ 65	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463
Janitorial Services	\$ 2,142	\$ 1,904	\$ 2,380	\$ 1,904	\$ 1,904	\$ 2,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,614
<b>Subtotal Contract Services</b>	<b>\$ 43,580</b>	<b>\$ 43,342</b>	<b>\$ 49,715</b>	<b>\$ 47,607</b>	<b>\$ 48,527</b>	<b>\$ 47,163</b>	<b>\$ 46,869</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 326,803</b>
<b>Repairs &amp; Maintenance</b>													
Landscape Replacement	\$ 2,711	\$ -	\$ 5,700	\$ 2,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,991
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal & Replacement	\$ -	\$ 1,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,663
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 714
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,376	\$ 308	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,671
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 42	\$ -	\$ -	\$ 331	\$ -	\$ -	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$ 2,753</b>	<b>\$ 1,663</b>	<b>\$ 5,700</b>	<b>\$ 2,911</b>	<b>\$ 1,376</b>	<b>\$ 308</b>	<b>\$ 1,774</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,485</b>
<b>Utilities</b>													
Pool - Electric	\$ 5,417	\$ 2,546	\$ -	\$ 4,651	\$ -	\$ 2,324	\$ 2,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,239
Pool - Water	\$ 1,272	\$ 1,091	\$ 1,223	\$ 1,242	\$ 1,190	\$ 1,254	\$ 1,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,583
Electric	\$ 62	\$ 31	\$ -	\$ 61	\$ -	\$ 26	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205
Water & Sewer	\$ 9,875	\$ 6,040	\$ 11,156	\$ 13,023	\$ 2,760	\$ 2,268	\$ 2,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,386
Streetlights	\$ 12,789	\$ 6,409	\$ -	\$ 12,865	\$ -	\$ 7,007	\$ 7,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,076
<b>Subtotal Utilities</b>	<b>\$ 29,414</b>	<b>\$ 16,117</b>	<b>\$ 12,379</b>	<b>\$ 31,842</b>	<b>\$ 3,950</b>	<b>\$ 12,878</b>	<b>\$ 12,908</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,488</b>

**Tohoqua**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Amenities</b>													
Property Insurance	\$ 36,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,244
Pool Attendants	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ 1,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,575
Facility Maintenance	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,772
Pool Repairs & Maintenance	\$ 2,675	\$ 1,830	\$ 1,645	\$ 2,414	\$ -	\$ 2,205	\$ 1,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,014
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ 171	\$ -	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,621
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,335	\$ 1,068	\$ 269	\$ -	\$ -	\$ 104	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,079
Office Supplies	\$ 63	\$ -	\$ -	\$ 58	\$ -	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 549
Operating Supplies	\$ 1,228	\$ 558	\$ 433	\$ 516	\$ 31	\$ -	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,553
Doggie Pots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 488	\$ 2,418	\$ 5,642	\$ 135	\$ -	\$ 1,932	\$ 472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,087
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
<b>Subtotal Amenities</b>	<b>\$ 53,770</b>	<b>\$ 10,591</b>	<b>\$ 12,706</b>	<b>\$ 8,011</b>	<b>\$ 4,748</b>	<b>\$ 13,307</b>	<b>\$ 9,851</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,982</b>
<b>Other</b>													
Contingency	\$ -	\$ 111	\$ 59	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274
<b>Subtotal Other</b>	<b>\$ -</b>	<b>\$ 111</b>	<b>\$ 59</b>	<b>\$ 104</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 274</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 129,517</b>	<b>\$ 71,825</b>	<b>\$ 80,559</b>	<b>\$ 90,475</b>	<b>\$ 58,600</b>	<b>\$ 73,655</b>	<b>\$ 71,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 576,032</b>
<b>Total Expenditures</b>	<b>\$ 159,536</b>	<b>\$ 82,332</b>	<b>\$ 86,854</b>	<b>\$ 98,381</b>	<b>\$ 76,274</b>	<b>\$ 83,358</b>	<b>\$ 91,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 678,682</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 35,184</b>	<b>\$ (10,161)</b>	<b>\$ 682,275</b>	<b>\$ (92,233)</b>	<b>\$ (22,747)</b>	<b>\$ (70,056)</b>	<b>\$ (28,181)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 494,081</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 35,184</b>	<b>\$ (10,161)</b>	<b>\$ 682,275</b>	<b>\$ (92,233)</b>	<b>\$ (22,747)</b>	<b>\$ (70,056)</b>	<b>\$ (28,181)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 494,081</b>

**Tohoqua**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2018, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$2,020,000</b>

<b>Series 2021 Phase 2, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$2,470,000</b>

<b>Series 2021 Phase 4A/5A, Special Assessment Revenue Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$2,550,000</b>

<b>Series 2022 Phase 3A/6A, Special Assessment Revenue Bonds</b>	
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	\$76,814
Bonds Outstanding - 11/04/22	\$2,120,000
<b>Current Bonds Outstanding</b>	<b>\$2,120,000</b>

<b>Series 2023 Phase 4B/5B, Special Assessment Revenue Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$2,230,000</b>

**Tohoqua**  
**Community Development District**

**Long Term Debt Report**

Series 2023 Phase 4C, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.900%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$71,154	
Reserve Fund Balance	\$71,154	
Bonds Outstanding - 09/28/23		\$1,946,946
		<b>\$1,946,946</b>

**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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	ON ROLL ASSESSMENTS						Total
							53%	9%	9%	10%	10%	10%	
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
1/9/24	1/9/24	\$ 637.15	\$ (19.11)	\$ (12.36)	\$ -	\$ 605.68	\$ 322.63	\$ 52.71	\$ 55.52	\$ 57.79	\$ 57.89	\$ 59.14	\$ 605.68
1/9/24	1/9/24	\$ 7,069.26	\$ (223.29)	\$ (136.92)	\$ -	\$ 6,709.05	\$ 3,573.72	\$ 583.91	\$ 614.96	\$ 640.18	\$ 641.24	\$ 655.04	\$ 6,709.05
1/31/23	10/01/23-12/31/24	\$ -	\$ -	\$ -	\$ 1,441.23	\$ 1,441.23	\$ 767.70	\$ 125.43	\$ 132.11	\$ 137.52	\$ 137.75	\$ 140.72	\$ 1,441.23
2/7/24	2/7/24	\$ 14,923.60	\$ (318.33)	\$ (292.11)	\$ -	\$ 14,313.16	\$ 7,624.22	\$ 1,245.72	\$ 1,311.97	\$ 1,365.76	\$ 1,368.02	\$ 1,397.47	\$ 14,313.16
3/6/24	3/6/24	\$ 8,530.89	\$ (85.32)	\$ (168.91)	\$ -	\$ 8,276.66	\$ 4,408.74	\$ 720.34	\$ 758.65	\$ 789.76	\$ 791.07	\$ 808.10	\$ 8,276.66
4/8/24	4/5/24	\$ 637.14	\$ -	\$ (12.74)	\$ -	\$ 624.40	\$ 332.61	\$ 54.34	\$ 57.23	\$ 59.58	\$ 59.68	\$ 60.96	\$ 624.40
4/8/24	4/5/24	\$ 15,317.14	\$ -	\$ (306.34)	\$ -	\$ 15,010.80	\$ 7,995.82	\$ 1,306.44	\$ 1,375.92	\$ 1,432.33	\$ 1,434.70	\$ 1,465.59	\$ 15,010.80
4/19/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 73.84	\$ 73.84	\$ 39.32	\$ 6.43	\$ 6.77	\$ 7.05	\$ 7.06	\$ 7.21	\$ 73.84
<b>Total</b>		\$ 1,656,330.49	\$ (64,981.35)	\$ (31,826.98)	\$ 1,515.07	\$ 1,561,037.23	\$ 831,520.10	\$ 135,861.81	\$ 143,087.46	\$ 148,954.43	\$ 149,200.76	\$ 152,412.67	\$ 1,561,037.23

99%	Net Percent Collected
\$ 18,301.89	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Tohoqua Development Group, LLC						
2024-01						
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						
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	2/1/24	95023638	\$ 43,683.45	\$ 43,683.45	\$ 43,683.45	
	5/1/24		\$ 43,683.45			
			\$ 174,733.79	\$ 131,050.34	\$ 131,050.34	

Lennar Homes, LLC						
2024-03						
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	
4/17/24	2/1/24	2216332	\$ 52,886.75	\$ 52,886.75	\$ 52,886.75	
	5/1/24		\$ 52,886.75			
			\$ 211,547.00	\$ 158,660.25	\$ 158,660.25	

# SECTION 3

# TOHOQUA

## TOHOQUA RESIDENTS' CLUB

# MONTHLY REPORT

JUNE 1, 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.
- Maintenance is performed weekly.
- Clubhouse Rental in May: 2
- 1,145 Closings as of May 15, 2024
  
- Events Recap:
  - Marco's Pizza Homeowners Appreciation Day
  
- Events for June:
  - End of a School Year Bubble Party
  - Beer, Wine & Cheese Soiree
  - Marco's Pizza Homeowner Appreciation Day

TO BE UPDATED.

