

*Tohoqua
Community Development District*

Agenda

March 5, 2025

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

February 26, 2025

**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, March 5, 2025 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 4, 2024 Board of Supervisors Meetings
4. Discussion of Amenity Policy Violation and Consideration of Amenity Privileges
Suspension and Restitution of Costs
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. Amenity Manger's Report
 - i. Discussion of Resident Request to Purchase Endurance Climbing Machine and Fitness Step Platform
 - E. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor Requests
8. 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, **December 4, 2024** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Outgoing Supervisor
Asif Qureshi	Incoming Supervisor

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha	District Engineer
Alan Scheerer	Field Manager
Chris Horter	GMS
Marcia Calleja	CALM
Vinnie Pastoriza	CALM
Jerard Buback	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:02 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. Are there any members of the public that wish to comment on anything on the agenda?

Mr. Buback: Some of the trees are still leaning.

Mr. Flint: Okay.

Mr. Buback: That needs to be looked at.

Mr. Flint: We'll look at that. Are we aware of that?

Mr. Scheerer: Yeah, we're aware of a few that are remaining. I did speak with the landscaper. They are bringing out their equipment to finish standing them up. They need to get a machine out here to stand the rest of them up and straighten them out. So, we're working on that.

Mr. Flint: Okay.

Mr. Buback: It's not as simple as just pulling them out.

Mr. Scheerer: Yeah, we can't just pull them up.

Mr. Buback: You have equipment to pull them up and move it.

Mr. Scheerer: Yes, sir.

Mr. Flint: Alright, are there any other comments? Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Supervisor Wrenn

Mr. Flint: Next is organizational matters. We have Chris Wrenn's oath. He's not here this morning. He should be at the February meeting, so we'll deal with his oath of office at that point.

B. Review of Resumes and Letters of Interest

Mr. Flint: Once the District is in existence at least six years and has at least 250 registered voters, the way the Board is elected, changes from Landowner Election to General Election, and is phased in over time. It's all prescribed in Chapter 190. We triggered both of those coming into 2024, so two seats, Seats 3 and 5, transitioned to General Election seats. However, no one qualified in June to run for those seats and therefore, the Board declared the seats vacant as of November 19th and indicated that the incumbents in those seats would hold over in a carryover position until the Board appointed a general elector. We did receive three emails and resumes expressing interest in serving on the Board. One of the seats is vacant and the other seat is occupied by Rob. I reached out to the three individuals that submitted interest in serving on the Board, letting them know that it was on this agenda for Board consideration. Mr. Qureshi and Mr. Buback were present, but unfortunately, Mr. Terry Knight had a pre-existing conflict with this meeting. I didn't send out the email until last week, so it's understandable that the individuals may have conflicts. I did let them know that they may be asked to make a brief statement to the Board, as far as their interest in backgrounds and I would think you would want to limit it to a few minutes. The resumes were included in your agenda package. Seat 5 is the seat that's

currently vacant and Seat 3 is the seat that Rob is in. Do you want the two candidates to make brief statements?

Mr. Vidrine: Sure.

Mr. Flint: Okay. Mr. Buback?

Mr. Buback: Okay. I'm new to Florida. I've only been here for two years. My experience in management, is managing the Radiology Department for about six years and I'm familiar with how budgets and that kind of stuff works. I'm very active in the community. I like to keep in touch with people, find out what's going on, be a liaison on matters and try to organize how we approach individual problems, like who's responsible, the HOA, the CDD, the government, that type of thing and solve those problems. People will come to me and say, "*This needs to be done*" and I'm like, "*Okay, we need to find out who is responsible*" and then get with them to try to get it fixed and stuff. I have a lot to learn about the CDD and how it functions, because I believe that's unique to Florida. So, it would be a learning experience and I would like to be involved and like I said, be a liaison between the Board and the residents that I live with.

Mr. Flint: Okay. Thank you. Mr. Qureshi?

Mr. Qureshi: Good morning. My name is Mr. Asif Qureshi. I am a resident of Tohoqua Reserve. I have been in Florida for 40 years and call myself a native Floridian, I'm on the HOA Board. I currently work and deal with a lot of large projects. I have an extensive background with finance, construction, real estate, training and leadership. The reason why I want to be involved in the CDD, is obviously to work with current Board, to make sure that the community is enhanced. I live here, so obviously it is easier for me to take a look at issues, opportunities and bring it back to the Board. So, that way we can collaborate better with the residents who are here already and make this a place where people want to live for the future. I am here to learn. Obviously, I'm open for solutions and ideas. I always work with large teams and large budgets in the millions.

Mr. Flint: Thank you, sir.

Mr. Vidrine: Thank you both.

C. Appointment of Individuals to Fill Seats 3 and 5

Mr. Flint: Alright, so we have two open seats. One of the seats, Seat 5, is currently vacant and the Board may want to consider it. Mr. Terry Knight also submitted his resume and

apologized for not being present at the meeting, due to a conflict. But you have his information in your agenda package. Do you want to consider an appointment to Seat 5 at this point?

Mr. Vidrine: Yeah, I think it's important that we get start getting that resolved.

Mr. Flint: Okay. Is there a motion to appoint anyone to that seat?

Mr. Vidrine: Yeah, just some high level thoughts really quick, there's a lot of alignment with the existing Board, original developers, builders and residents who live here. We're all vested in this community and want to see it successful. We're going to be long term landowners in here. It's not one of those things where you build it and run away. So, we are heavily vested like you all are. That's just one thing I want you to know that's really important. The second part is there is a transition of a Board over time and new members come in slowly. It's not suddenly, there is a brand-new Board. Seeing people that want to participate, is fantastic and having different backgrounds, is great. There needs to be the communication, desire and availability, as it's a volunteer position. We appreciate people being here and wanting to be involved. Some of my thinking, I don't know what other Board members think, but there is a lot of construction and finance going on right now. Typically, in my previous roles at CDDs, we try and get community members who have a background in what we're doing, because it's really fast high paced right now. In just listening to Mr. Qureshi's background of large projects, finance and real estate, it makes sense to me that he be appointed to the Board.

Mr. Vidrine MOVED to the appoint Mr. Asif Qureshi to fill the Board vacancy in Seat 5 and Mr. Hooker seconded the motion.

Mr. Flint: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the appointment of Mr. Asif Qureshi to fill the Board vacancy in Seat 5 was approved.

Mr. Flint: Congratulations.

Ms. Trucco: Mr. Qureshi, we can talk after the Board meeting. I am District Counsel for the CDD.

Mr. Qureshi: I know you.

Ms. Trucco: You know me. Just a couple preliminary things. CDD Supervisors are considered government officials in the State of Florida. This is a local unit of special purpose government, which means that you're now subject to certain laws. There are three main pillars of the Sunshine Law, Public Records Law and Code of Ethics for public officials. I'll go into greater detail with you after the Board meeting and we will also send you an informational package. We'll go through all of that.

Mr. Qureshi: Thank you.

Mr. Flint: We do need to administer the Oath of Office. I provided you with a packet of information. The top sheet is your contact information sheet, which comes to me or you can give it to Marcia. The next page is the Form 1, Financial Disclosure Form. As a CDD Board Member, you're a public official, similar to a City or County Commissioner or School Board member. State Law requires that you file a Financial Disclosure Form within 30 days of taking office. That actually gets filed electronically, now and we'll send you an email with the link to do that. It used to be filed with the Supervisor of Elections. Kristen mentioned the Sunshine and Public Records Laws. She can go over that with you after the meeting.

D. Administration of Oath of Office to Newly Appointed Supervisors

Mr. Flint, a Notary of the State of Florida and duly authorized, administered the oath of office to Mr. Asif Qureshi.

Mr. Flint: Print your name at the top of the Oath and sign it. I can notarize that for you. Under Chapter 190, also as a Board member, you're entitled to compensation for Board meeting attendance. So, we provided you with W-2, W-4 and the I-9 Forms, which you can provide to Marcia and she can scan them to us.

Mr. Vidrine: Just to clarify, that is just for coming to a meeting.

Mr. Flint: Right. That's by Statute. You can always waive it if you want. If you don't waive it, then you're entitled to it. Alright, so we'll move on then. Seat 3 is currently occupied by Mr. Bonin, as a holdover, pending appointment of a general elector to that seat. However, since you received resumes from people expressing an interest in serving, the Board then has an obligation then to appoint a general elector to that seat. So, it would make sense at this time for Rob to go ahead and resign his position in Seat 3 to create that vacancy.

Mr. Bonin: I resign.

Mr. Flint: Then we need a motion to accept Rob's resignation.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the resignation of Mr. Rob Bonin effective immediately was accepted.
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Mr. Flint: So, now Seat 3 is vacant. Are there any nominations to fill that seat?

Mr. Vidrine: I will make a motion, but to repeat what I said earlier, this is going to be a bigger Board than just us here. There is going to be more time for people to participate on the Board, but this is not the only time residents are going to be able to join the Board. That being said, there is a lot of construction going on and I liked that Mr. Knight is heavily into roadway construction, according to his resume. So, it is in all of our best interest. It takes eyes everywhere. This stuff does not come together easily. Anybody's eyes are welcome.

Mr. Buback: Can I say something?

Mr. Vidrine: Yes.

Mr. Buback: Mr. Knight lives by the pond and I endorse him. I want him to be on Board. I want to find people that are on different Boards. I like the way you're going.

Mr. Vidrine: Chinese logic.

Mr. Buback: That's fine.

Mr. Vidrine: I love that you want to participate. It's awesome.

Mr. Buback: My idea is to find good people in the communities that can serve. There are a couple of people that are civil engineers in our area. One lives in Maryland, but he doesn't have the time to participate on the Board. I like to find out what people are good at. Mr. Qureshi is very good. I'm glad that you appointed him over me. So please appoint Mr. Knight and I'll withdraw my name to make it easier for you guys, but I still want to come to meetings and find out what's going on and tell you that the trees are down.

Mr. Vidrine: That's right.

Mr. Buback: I want to observe. I'm very good friends with Mr. Knight. He lives across the street from me. I can go over there and say, "*Hey, you know, these water things are spouting. They need to be fixed. You need to tell somebody.*" So, I'll withdraw my interest in serving on the Board.

Mr. Vidrine: Thank you for being graceful. I appreciate that.

Mr. Buback: It is what is better for the community. It's not about me. It's about the community.

Mr. Vidrine: It's about the community. That's where my head's at too.

Mr. Buback: It's about getting good people on the Board. Thank you very much.

Mr. Vidrine: Thank you.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the appointment of Mr. Terry Knight to fill the Board vacancy in Seat 3 was approved.

Mr. Flint: We will let Mr. Knight know that he was appointed to the Board and he could be sworn in at the next meeting.

E. Election of Officers

F. Consideration of Resolution 2025-05 Electing Officers

Mr. LeBrun: Anytime that we have an appointment or an election, the Board has the opportunity to elect officers. We have Resolution 2025-05, electing a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer. Currently Mr. Andre Vidrine is Chair, Mr. Marcus Hooker is Vice Chair, I serve as Secretary, Ms. Jill Burns in my office serves as Treasurer, the remaining Board Members have traditionally served as Assistant Secretaries and Ms. Katie Costa, who is in charge of our Accounting Department, serves as Assistant Treasurer. I would also ask that the Board consider Mr. Darrin Mossing, Sr., the President of GMS as Assistant Treasurer, just as backup. We can take each seat individually or if the Board wants to make a motion for a slate of officers, you can do it in one motion. Again, this can be changed at any time. If you decide in February you want to change it, you can change it again. It's not locking you in long term.

Mr. Vidrine: I would approve a slate of officers. I think this has been well thought out.

Mr. Flint: Do you want to keep the same officers, with the exception of Mr. Qureshi as an Assistant Secretary?

Mr. Vidrine: Yes, sir.

Mr. Flint: Okay. So, he will replace Rob as an Assistant Secretary under the current slate and then add Mr. Darrin Mossing as an Assistant Treasurer.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor retaining the same officers and adding Mr. Asif Qureshi and Mr. T Knight as Assistant Secretaries and Mr. Darrin Mossing, Sr. as Assistant Treasurer as evidenced by Resolution 2025-02 was adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 6, 2024 Landowner and Board of Supervisors Meetings

Mr. Flint: Next is the approval of the minutes of the November 6, 2024 landowner and Board of Supervisors meetings. Those were included in your agenda package. At the landowners meeting, Mr. Chris Wrenn was elected to the last landowner seat, which is reflected in the minutes. For the regular meeting minutes, Vinnie's last name is not included under the list of staff that was present. We will add that as part of the motion. Were there any other comments or questions on either set of minutes? If not, we need a motion to approve them as amended.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the November 6, 2024 Landowner and Board of Supervisors Meetings were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06 Approving the Conveyance of Phase 7-1B, 7-2A and 7-2B Utilities to TWA

Mr. Flint: Alright. Item 5 is Resolution 2025-06, Approving the Conveyance of the Phase 7-1B, 7-2A and 7-2B utilities to Tohopekaliga Water Authority (TWA). Kristen?

Ms. Trucco: Good morning. This resolution will look familiar to you, as the Board approved a similar resolution for Phase 1A, at the last Board meeting, to convey the water utilities from Lennar to the CDD and then from the CDD to TWA, which is consistent with the development plans for the community. This is just the other portion of Phase 7. TWA is requiring that the CDD provide a formal resolution that's been approved at one of these Board meetings. So, that's what you will see in your agenda package today, approving that conveyance, from Lennar to the CDD and then CDD to TWA. It's also going to ratify all prior action that staff has taken, in order to facilitate this conveyance. So, attached to the resolution are the actual conveyance documents that will transfer the utilities, eventually, to TWA. That includes the Bills

of Sale. There are two of those; one from developer to the CDD and the other from the CDD to TWA. There is also an Owner's Affidavit and an Agreement Regarding Taxes, which are basically assurances from the developer that there are no outstanding taxes on the improvements or related to those improvements and there are also no encumbrances on the underlying property that would hinder the ability of TWA to use those improvements for their intended use. Finally, we have the Certificate of the District Engineer. This is one of the requirements that you will see in the bond documents for the CDD, but basically, we ask that the District Engineer certify that the improvements have been constructed in accordance with all of the plans and necessary code requirements, etc. and they are in good condition. We have already received sign off on that certificate, I believe, but we did need to bring this resolution to the Board, so we can get it formally approved, which is currently a requirement of TWA. So, unless you have any questions, I'm just looking for a motion to approve this resolution.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-06 Approving the Conveyance of the Reclaimed Water Distribution System, the Sanitary Sewer system and the Potable Water Distribution System Located in a Portion of Phase 7, Sometimes Referred to as Phase 7-1B, Phase 7-2A and Phase 7-2B, from Lennar Homes LLC to the District and from the District to Tohopekaliga Water Authority; Authorizing District Staff and the Chairman to Review, Execute and Accept All Documents to Effectuate Such Conveyance; Providing for Severability and an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Approving the Phase 8A Lift Station
Conveyance to TWA**

Mr. Flint: Item 6 is Resolution 2025-07, Approving the Phase 8A Lift Station Conveyance to TWA. Kristen?

Ms. Trucco: Okay. This is very similar to the prior resolution. The difference here is that we're also conveying a real property track. So, this is the lift station tract and the improvements on that track. We're going to be conveying that through the CDD to TWA. This one is in Phase 8A. Its going to come from Pulte, the developer, through the CDD and then from the CDD to TWA. The same exact documents were attached to this resolution, to account for that lift station track. The only change is that there are two deeds: one from developer to the CDD and the other

from the CDD to TWA. We're working with the District Engineer. I've already sent in the certificate, but today we're looking for approval of this concept and approval of the resolution, to authorize staff to proceed with executing that conveyance and making sure it moves forward. Again, if you have any questions, I'm happy to answer them. Otherwise, we're just looking for a motion to approve the resolution.

Mr. Vidrine: Just for the residents here, having been involved with this part of the development process, you want a public utility to own these lift stations and utilities, because as a government, they have the ability to come in and repair and maintain. You want clean water being the responsibility of the government, not a private entity. So, this is something we desire and want them to do. So, that's why we're approving it like we are.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-07 Approving the Conveyance of Real Property and Improvements from Pulte Home Company, LLC to the District and from the District to Tohopekaliga Water Authority; Authorizing District Staff and the Chairman to Review, Execute and Accept All Documents to Effectuate Such Conveyance; Providing for Severability and an Effective Date was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: Item 7 is the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. The CDD through the uniform collection method, uses the Tax Bill to collect its operation and maintenance (O&M) and debt service assessments. As part of that, we are required to enter into agreements with the county. This particular agreement deals with data sharing and usage. You have seen this in the past and it is something that the Board approves annually. It just basically says that we won't disclose any confidential information that they provided to us, as certain individuals have the ability to be exempt from public records, such as law enforcement, etc. To the extent that they provide us with that information, this agreement says we won't disclose that. Are there any questions on the agreement? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Data Sharing and Usage Agreement with Osceola County was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Series 2022 Phase 3/6 Project Arbitrage Rebate Report

NINTH ORDER OF BUSINESS

Presentation of Series 2023 Phase 4C Project Arbitrage Rebate Report

Mr. Flint: Items 8 and 9 are the Arbitrage Rebate Calculation Reports for the Series 2022, Phase 3/6 and Series 2023, Phase 4C bond issues. The Internal Reserve Service (IRS) requires us to do a calculation, demonstrating that we're not earning more interest than we're paying, as that would be an arbitrage issue. So, for the Series 2022 bonds, you can see the report by AMTEC, indicating a negative rebatable arbitrage of \$50,236, meaning there are no arbitrage issues. There is also a report for the 2023 bonds, the Phase 4C project. Again, we have negative rebatable arbitrage of \$13,671. So, both reports indicate there are no arbitrage issues. If there are any questions, we can discuss those. Otherwise, I would ask for a motion to accept the Arbitrage Reports.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Arbitrage Rebate Calculation Reports for Series 2022 Phase 3/6 and Phase 4C were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen, do you have anything for the Board?

Ms. Trucco: The only other update is on the Phase 8A plat. We've been in contact with the city since the last Board meeting, because we were notified that one of the plat notes on that Phase 8 plat, talks about the sidewalks and who is going to be responsible for maintaining those. I'm speaking about the sidewalks and the roadways as well as in the common area. There was discussion about whether the city was going to require the Master Association, to maintain those or the CDD. As a result, there was discussion between the City Attorney and I, as we're taking the position that we believe, pursuant to the land development code and the Annexation Agreement, relating to this community, that those sidewalks should be maintained by the city. There was discussion and analysis that went back and forth but based on prior City Council

direction to city staff, city staff is refusing to recommend to the City Council, when this Phase 8 plat is up for consideration by the City Council, that those sidewalks be maintained by the city. Basically, either the Master Association or the CDD, will be required to maintain those. We also had a discussion internally, with the parties and it seems as though the Master Association would not be the better entity to maintain those sidewalks, because they don't have any maintenance ownership obligations within the CDD and they are mainly for architectural review duties, etc. So, it seems to be more appropriate for the CDD to be the entity within the community doing that. The city also pointed out that in some of the prior recorded plats, that they had indicated that the CDD be required to maintain them. So, I'm just providing that update. There's not much else we can do. It's basically up to the City Council and city staff and they made it pretty clear that they're going to be recommending that one of those two entities, maintain the sidewalk. So, again, there's not much we can do, but if you have any questions, I can try to answer them.

Mr. Flint: We've been fighting it for months and months. They met with the City Attorney and we've done everything that we can.

Mr. Vidrine: I know.

Mr. Flint: In the meantime, Pulte is not able to move forward with their project, because their plat is being held up.

Mr. Vidrine: You've definitely dug in as hard as you can. We tried it and we're probably a bit fortunate that we were able to build as much infrastructure into Tohoqua without having that. If it's Phase 8 and Phase 6, I believe, that's not bad considering that everything is moving forward and they're making good.

Ms. Trucco: That's exactly right.

Mr. Vidrine: When the commercial and mixed use gets developed up front, it's going to have to be the private entities. It's not going to be the city.

Ms. Trucco: Exactly.

Mr. Vidrine: It's not going to happen.

Mr. Flint: For all of their developments in the city, they're taking this road.

Mr. Vidrine: They're not targeting or picking on us. It's just, times change.

Ms. Trucco: Exactly. They're taking that approach on all new CDDs and any existing CDDs that are going for plot approval, they're imposing that requirement. Okay. That's all I have as far as updates. Otherwise, we're just going to proceed with moving forward with the utility

conveyances, trying to get that wrapped up, as well as the lift station that you approved today, to be conveyed to TWA. Alright. Thank you.

B. Engineer

Mr. Flint: Alright. Mr. Stephen Saha with Poulos & Bennett is on the phone for the District Engineer's Report. Stephen, do you have anything for the Board?

Mr. Saha: No, not at this time. I don't have anything to add.

Mr. Flint: Okay. Are there any questions for Stephen?

Mr. Vidrine: Thank you, Stephen.

Mr. Flint: Mr. Eric Warren has left Poulos & Bennett and Stephen is stepping in.

C. Field Manager's Report

1. Consideration of Proposals to Remove Oak Tree Behind Amenity Center

- a. BrightView Tree Care Services**
- b. Enviro Tree Service**
- c. United Land Services**

Mr. Flint: Field Manager's Report. Alan?

Mr. Scheerer: Yeah. So, as the Board is aware, last month we had discussed the removal of a large Oak tree at the backside of the fence line. We presented a couple of numbers to the Board and were asked to get a number for stump grinding as well. So, included in your agenda package are three proposals. One from Brightview Tree Services in the amount of \$9,750, which is to totally remove the tree and stump grind it, one from Enviro Tree Service for \$12,500, to remove the tree and stump grind and one from United Land Services, which is our current provider, in the amount of is \$17,500. All of these include stump grinding. At this point, I think we've discussed the declining features of this tree and it would be our recommendation that the Board choose the proposal from Brightview Tree Services. I did speak with them in advance of the meeting, earlier in the week and they indicated that they could get the crane here as soon as the week of the 16th and start the removal process. Then we'll work with obviously staff to make sure the residents are informed and that the area is closed off during the removal and stump grinding.

Mr. Flint: The individual at Brightview, Mr. Mike Provencher, we're very familiar with. He used to be at Enviro Tree and Davie Tree. I normally wouldn't reach out to Brightview on

something like this, but they have a separate tree division. Mr. Mike Provencher is good. I've used him elsewhere, so we would be comfortable with the proposal.

Mr. Vidrine: Yes, definitely. That's a big tree. Brightview provided a good deal, but it's always good every now and then, for vendors to recognize that there's competition in the marketplace and it's healthy to have fresh eyes, even if it's one service. So, I absolutely support the recommendation from staff.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the proposal from BrightView Tree Care Services for the removal of an Oak tree behind the Amenity Center in the amount of \$9,750 was approved.

Mr. Scheerer: Just a couple other notes. I'm sure you saw some of the ongoing construction at the entrance to Tohoqua. There was a 12-inch mainline out front on Tohoqua Boulevard and Neptune Road, that apparently Tohoqua had to relocate. That work has been done. We were without water for a few days, but the water is back on, according to the landscape contractor. It was mentioned that some of the trees were still down. They will have a piece of equipment on board starting this week and will continue to straighten out those trees as we move forward. The mail kiosk relocation is underway out in the parking lot at the amenity. The pads have been poured. I'm sure they're just curing right now. I'll work with Carly at Lennar, to make sure that the irrigation modifications are such, that it covers all the existing turf areas that are out front.

Mr. Vidrine: On the 12-inch water main, can you request an as-built of that relocated line, so that in future reference we know where it's at?

Mr. Scheerer: Yeah. I found an old PDE study that was given to us by Kimley Horn back in 2020. It didn't have any utility modifications, but there were some roadway modifications on there. We'll see what we can find. I have a call into Mr. Rodney Tilley over at Toho. He's kind of my starting point and we'll see if we can figure out what that relocation is as well.

Mr. Vidrine: If you could get a PDF, since you're making a call and I would appreciate it, if you could get a CAD file also.

Mr. Scheerer: Yes, sir.

Mr. Vidrine: Thank you.

Mr. Flint: Alright. Anything else, Alan?

Mr. Scheerer: No, sir.

D. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the Check Register from October 25th through November 30, 2024, Checks 168 through 184 of the General Fund and Board compensation of \$554.10, for a total amount of \$57,883,93. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from October 25, 2024 through November 30, 2024 in the amount of \$57,883,93 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through October 31, 2024. This is the first month of Fiscal Year 2025. You have the combined balance sheet that shows the General Fund, Debt Service Funds, Capital Project Funds and capital reserve and the Statement of Revenue and Expenditures for each of the funds for the first month of the fiscal year. For the General Fund, you can see on the revenue side, we have not received any revenue. That is because Tax Bills went out on November 1st. This is for the month of October and we won't start seeing assessment revenue until late November/December, which is to be expected. We carry an operating reserve that carries us through the first two or three months of the fiscal year, until assessment revenue starts coming in. Are there any questions on the financial statements? No action is required on those.

iii. Amenity Manager’s Report

Mr. Flint: Then we have the Amenity Manager’s Report. Vinnie?

Mr. Pastoriza: Good morning. Today I want to present a recap for the month of November, starting with the Tohoqua Fall Fest. It was a success, with 75 to 100 residents in attendance. We celebrated at the front entrance. The residents enjoyed bounce houses, games, cotton candy, food trucks, face painting and pumpkin deco. Everyone had a good time. The other activity was Tohoqua Movie Night. We had a great response from residents, as 50 people were in

attendance. Families brought blankets and lawn chairs, to watch a movie surrounded by nature. It was a real experience for the people who came here that night, a great activity and we're going to do it again. The Marcos Pizza Homeowner Appreciation Day is the last Wednesday of every month. We celebrate that one too. If you want to see all of the photos, they were included in the Amenity Report. Are there any questions?

Mr. Flint: Are there any questions for Vinnie?

Mr. Vidrine: No. He is doing a great job. I love to see people active. That's fantastic. I see that Pulte has another amenity under construction.

Mr. Scheerer: Yeah, they are moving right along.

Mr. Vidrine: We don't have an estimated completion date yet, do we?

Mr. Scheerer: It will be completed probably the first quarter of next year, by the way that it looks. The pools still need to be surfaced. They have all the tile. The playground is in. I'm not sure about the advancement of the interior of the actual amenity building itself, as I have not gone up there.

Mr. Vidrine: It's moving along. I've seen consistent construction on it. So, maybe just get with Pulte at some point and start thinking about the programming you're able to do now and what the programming would look like in the future with the second facility. Then maybe do a grand opening event for it. You are wonderful. I don't need to explain this to you. That's why we hired GMS, because you'll have multiple master plans and you have these ideas. Just start thinking about that future amenity and how to program it.

Mr. Scheerer: Yeah.

Mr. Flint: We did budget for that and the current fiscal year budget for the operation of that amenity. So, we do have that planned.

Mr. Vidrine: Okay.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any Other Business? Hearing no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Any there any Supervisors Requests? Is there anything that was not on the agenda that the Board wanted to discuss? If not, we need a motion to adjourn.

THIRTEENTH 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

Tohoqua Community Development District

219 East Livingston Street, Orlando, FL 32801

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

February 26, 2025

Ms. Rita Y. Burgos Urrea (Tenant)
2532 Blowing Breeze Ave
Kissimmee, FL 34744
Lease Expiration: 8/27/2025

Luis Romero Mora (Owner)
1579 Sepal Street
Kissimmee, FL 34744

RE: Violation of Amenity Facility Policies (2532 Blowing Breeze Ave., Kissimmee, Florida 34744)

Dear Sir/Madam:

We serve as District Manager for the Tohoqua Community Development District (the “CDD”) and are responsible for the operation and maintenance of certain facilities owned by the CDD, including the Tohoqua Residents Club Clubhouse pool. Please be advised that the CDD adopted “Amenity Facility Policies” in 2020 and a courtesy copy of that policy is attached to this letter (referred to in this letter as the “Rules”). The Rules were designed to maintain a safe and pleasant atmosphere for residents and their guests to enjoy the CDD’s facilities. The Rules define “Amenity Center” as properties and areas owned by the District and intended for recreational use, which includes the clubhouse and pool area owned by the CDD.

The following provisions are stated in the Rules:

- Resident or Renter may accompany no more than four (4) guests per household to the Amenity Center.
- At any given time, a Resident or Renter is allowed up to four (4) Guests per household to the swimming pool.
- General Swimming Pool Rules: Patrons and Guests may bring non-alcoholic beverages and food to the pool area and must properly dispose of all trash by utilizing the proper disposal containers upon exiting the pool. Glass containers are prohibited.
- Except at certain functions when the clubhouse is rented, and only in the rented portion, alcoholic beverages may not be sold, served or consumed on the Amenity Center premises in accordance with state and local laws.
- All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Center and shall ensure that any minor for whom they are responsible also complies with same.
- The Amenity Manager may, at any time, restrict or suspend any Patron’s or Guest’s privileges to use any or all of the Amenity Center when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Center from damage. Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first.
- A Patron’s or Guest’s privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if he or she: 1. Fails to abide by the District’s Amenity Center Policies established and approved by the Board of Supervisors. 6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager’s staff. 7. Damages or destroys District property.
- Residents or Renters are responsible for any and all actions taken by such Guest. Violation by a Guest of any the policies as set forth by the District could result in loss of that Resident or Renter’s privileges.
- Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron.

On Sunday, February 9, 2025, at approximately 2:00 p.m., our amenity security cameras captured what appears to be a group of teenagers visiting the Tohoqua Residents Club Clubhouse pool utilizing an access card registered to **2532 Blowing Breeze Ave., Kissimmee, Florida 34774 (Access Card No. 52125)**. The camera also appears to capture the teenagers socializing at the pavilion next to the barbeque area. Upon our inspection the following morning, it was found that tables were flipped over, several empty water bottles were left on the ground, an empty liquor bottle was left and a table was broken. Photographs are attached to this letter.

The foregoing described allegations appear to constitute at least four offenses of the Rules.

As a result, and in accordance with the Rules, please be advised that **Access Card No. 52125** has been deactivated until the next CDD Board of Supervisors meeting in order to protect the health, safety and welfare of Patrons and Guests, and to protect the Amenity Center from further damage. Please also be advised that the Board of Supervisors may direct us to seek reimbursement from you for damage caused to the pool furniture (pursuant to the Rules) and/or terminate your access for up to one (1) calendar year.

The estimated cost to replace the broken table starts at \$604.65. We are awaiting the proposal from the vendor for the exact cost to include freight and packaging. Once we have the total amount, we will forward the invoice to you.

If you have any information or materials to refute the allegations contained in this notice letter, please send it to us immediately via email to gflint@gmscfl.com or call the phone number listed below for the Tohoqua Community Center at 407-841-5524, ext. 108.

The next CDD Board of Supervisors Meeting is scheduled for **Wednesday, March 5, 2025, at 9:00 a.m.** The meeting will be held at the Tohoqua Residents Club located at 1830 Fulfillment Drive, Kissimmee, FL 34744 and all members of the public are permitted to attend or listen/participate virtually.

Please contact the Tohoqua Community Office at **407-841-5524, ext. 108** and we will be happy to assist you with any questions or concerns regarding this matter.

Respectfully,

Tohoqua CDD

SECTION V

SECTION D

TOHOQUA

TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

JANUARY & FEBRUARY 2025

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 Rentals in January: 1
- Clubhouse Rentals in February: 2
- 1,396 Closed Homes as of January 31, 2025

EVENTS RECAP: JANUARY & FEBRUARY

- Coffee and Doughnuts Day
- Marcos Pizza Homeowner Appreciation Day
- Viva'Lamore
- National Muffin Day

UPCOMING:

- Pool Hours will change for Daylight Savings (7am-8pm)
- Pool Attendant will begin services in March
- Spring Break Activities:
 - Kids Paint Party
 - Spring Break Luau
 - Marcos Pizza Homeowner Appreciation Day

January & February Events



SECTION E

SECTION 1

Tohoqua Community Development District

Summary of Check Register

December 1, 2024 to February 24, 2025

Fund	Date	Check No.'s	Amount
General Fund	12/4/25	185-188	\$ 6,402.00
	12/13/24	189-198	\$ 50,579.09
	12/17/24	199-201	\$ 7,172.58
	1/6/25	202-208	\$ 55,326.75
	1/15/25	209-214	\$ 148,622.99
	1/21/25	215-217	\$ 34,226.51
	1/29/25	218-219	\$ 1,039,648.22
	2/3/25	220-224	\$ 8,026.39
	2/17/25	225-229	\$ 57,604.98
	2/20/25	230-231	\$ 40,729.20
			\$ 1,448,338.71
	<u>Supervisor Fees - January 2025</u>		
	Andre Vidrine	50124	\$ 184.70
	Patrick Bonin	50125	\$ 184.70
	Marcus Hooker	50126	\$ 184.70
	Asif Qureshi	50127	\$ 184.70
			\$ 738.80
Total Amount			\$ 1,449,077.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/24	00062	11/21/24	7467-11-	202411	310-51300	31200	ABITRAGE-SERIES 2022 3/6	*	450.00		
		11/26/24	7666-11-	202411	310-51300	31200	ARBITRAGE-SERIES 2023 4C	*	450.00		
										900.00	000185
12/04/24	00094	11/14/24	00103554	202411	320-53800	46300	MOSQUITO MANAGEMENT	*	350.00		
										350.00	000186
12/04/24	00026	11/14/24	312190	202411	330-53800	53000	POOL REPAIRS	*	4,092.00		
										4,092.00	000187
12/04/24	00052	12/01/24	2059	202412	320-53800	46300	POND MAINT/ANALYSIS TEST	*	1,060.00		
										1,060.00	000188
12/13/24	00057	12/07/24	5709	202411	330-53800	48200	RELEVEL PAVERS	*	385.00		
										385.00	000189
12/13/24	00022	11/20/24	102	202411	320-53800	12200	POOL ATTENDANTS - NOV 24	*	165.00		
		12/01/24	103	202412	330-53800	11000	AMENITY MANAGEMENT DEC 24	*	11,704.17		
		12/01/24	103	202412	330-53800	48000	WINE AND CHEESE SUPPLIES	*	150.81		
		12/01/24	103	202412	330-53800	51200	CONES	*	333.16		
		12/01/24	103	202412	330-53800	49000	PAINT	*	24.08		
		12/01/24	103	202412	330-53800	48200	INTERNET EXTENDERS	*	34.09		
		12/01/24	103	202412	330-53800	48000	FALL FEST INFLATABLES	*	382.33		
		12/01/24	103	202412	330-53800	48100	CORNER CABINET	*	109.24		
		12/01/24	103	202412	330-53800	48000	COFFEE AND DONUTS	*	92.52		
		12/01/24	103	202412	330-53800	48000	COFFEE AND DONUTS	*	28.16		
		12/01/24	103	202412	330-53800	49200	OPERATING SUPPLIES	*	95.04		
		12/01/24	103	202412	330-53800	49100	ACCESS CARD PRINTER INK	*	171.44		
										13,290.04	000190

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/13/24	00080	11/12/24 11308981	202411 330-53800-48200	AC SERVICE CALL FRANKS AIR CONDITIONING	*	329.64	329.64 000191
12/13/24	00040	10/14/24 147338	202410 330-53800-49200	LITTER/TRASH BAGS PROPET DISTRIBUTORS INC.	*	760.67	760.67 000192
12/13/24	00024	12/01/24 101794	202412 320-53800-47200	POOL MAINTENANCE - DEC 24 ROBERTS POOL SRVC AND REPAIR INC	*	1,735.00	1,735.00 000193
12/13/24	00026	11/18/24 312297	202411 330-53800-53000	POOL CHEMICALS	*	2,282.75	3,179.60 000194
		11/20/24 312376	202411 330-53800-53000	LIFE RING/THROW LINE	*	401.85	
		11/25/24 312413	202411 330-53800-53000	POOL PATCH	*	495.00	
12/13/24	00064	11/20/24 61981062	202411 320-53800-47100	PEST CONTROL - NOV 24 TURNER PEST CONTROL, LLC	*	66.95	66.95 000195
12/13/24	00033	11/22/24 120883	202411 320-53800-46200	MAINT CONTRACT NOV 24	*	25,191.33	28,092.33 000196
		11/22/24 120886	202411 320-53800-46200	PHASE 3 MAINT - NOV 24 FLORIDA ULS OPERATING, LLC DBA	*	2,901.00	
12/13/24	00039	10/15/24 24982236	202410 330-53800-48100	OFFICE SUPPLIES	*	428.44	835.86 000197
		10/16/24 24984526	202410 330-53800-48100	OFFICE SUPPLIES	*	58.96	
		10/22/24 24997649	202410 330-53800-48100	OFFICE SUPPLIES W.B.MASON CO.INC	*	348.46	
12/13/24	00032	11/25/24 24-4140	202410 320-53800-46700	JANITORIAL SVCS - OCT24 WESTWOOD INTERIOR CLEANING INC.	*	1,904.00	1,904.00 000198
12/17/24	00034	12/16/24 121624	202412 310-51300-42000	REIMBURSEMENT FEDEX SHIP ANDRE M VIDRINE	*	98.39	98.39 000199

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/17/24	00004	12/09/24	133040	202411	310	51300	31500		GENERAL COUNSEL - NOV 24	*	2,975.56		
		12/09/24	133041	202411	310	51300	31500		CDD CONTRACTION FEES	*	58.00		
LATHAM LUNA EDEN & BEAUDINE LLP											3,033.56	000200	
12/17/24	00013	11/25/24	7556995	202411	310	51300	32300		TRUSTEEFEE S2022 3/6 FY25	*	3,703.91		
		11/25/24	7556995	202411	300	15500	10000		TRUSTEEFEE S2022 3/6 FY26	*	336.72		
US BANK											4,040.63	000201	
1/06/25	00022	1/01/25	104	202501	330	53800	11000		AMENITY MANAGEMENT JAN 24	*	11,704.17		
		1/01/25	104	202501	330	53800	49000		GRANDMAS BBQ STAFF LUNCH	*	223.65		
		1/01/25	104	202501	330	53800	49200		HOME DEPOT - TRASH BAG	*	181.90		
		1/01/25	104	202501	330	53800	48200		ROYS - DOOR LOCK REPAIR	*	203.99		
		1/01/25	104	202501	330	53800	48000		FUN RENTALS - FALL FEST	*	1,252.13		
		1/01/25	104	202501	330	53800	48000		JME - HOLIDAY PARTY	*	892.69		
		1/01/25	104	202501	330	53800	48000		PUBLIX - DRINKS FALL EVNT	*	37.63		
		1/01/25	104	202501	330	53800	48000		PARTY CITY - FALL FEST	*	21.76		
		1/01/25	104	202501	330	53800	48100		STAMPS	*	83.95		
		1/01/25	104	202501	330	53800	48000		SWANK - MOVIE NIGHT	*	465.41		
COMMUNITY ASSOCIATION AND LIFESTYLE											15,067.28	000202	
1/06/25	00002	11/30/24	352	202411	330	53800	48200		GENERATOR/SLIDE/LIGHTS	*	1,343.98		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,343.98	000203	
1/06/25	00026	12/10/24	312953	202412	330	53800	53000		SHAFT/ROLLER/TUBE REPLACE	*	475.00		
		12/21/24	313219	202412	330	53800	53000		POOL LADDER STEPS	*	346.45		
		12/26/24	313308	202412	330	53800	53000		REPLACE POOL LADDER STEP	*	450.40		
SPIES POOL, LLC											1,271.85	000204	

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00052	1/01/25	2084	202501	320	53800	46300		POND MAINT/ANALYSIS TEST SUNSHINE LAND MANAGEMENT CORP.	*	1,060.00	1,060.00	000205
1/06/25	00064	12/19/24	61998526	202412	320	53800	47100		PEST CONTROL - DEC 24 TURNER PEST CONTROL, LLC	*	66.95	66.95	000206
1/06/25	00033	12/10/24	123931	202412	320	53800	46100		IRRIGATION REPAIR	*	1,445.36		
		12/17/24	125134	202412	320	53800	46200		PHASE 4A MAINT DEC24	*	4,837.00		
		12/17/24	125137	202412	320	53800	46200		MAINT CONTRACT DEC24	*	25,191.33		
		12/17/24	125140	202412	320	53800	46200		PHASE 3 MAINT - DEC24 FLORIDA ULS OPERATING, LLC DBA	*	2,901.00	34,374.69	000207
1/06/25	00032	12/27/24	24-4387	202411	320	53800	46700		JANITORIAL SVCS - NOV 24 WESTWOOD INTERIOR CLEANING INC.	*	2,142.00	2,142.00	000208
1/15/25	00051	12/18/24	CC12176	202412	330	53800	48200		GYM MAINTENANCE COMMERCIAL FITNESS PRODUCTS	*	597.10	597.10	000209
1/15/25	00024	1/01/25	101844	202501	320	53800	47200		POOL MAINTENANCE - JAN 25 ROBERTS POOL SRVC AND REPAIR INC	*	1,735.00	1,735.00	000210
1/15/25	00076	1/02/25	24-110	202501	320	53800	47800		FENCING STRAIGHT UP FENCE INC	*	1,000.00	1,000.00	000211
1/15/25	00010	1/15/25	11525	202501	300	20700	10000		FY24 ASMT TXFR 2018	*	1,151.84		
		1/15/25	11525	202501	300	20700	10000		FY24 ASMT TXFR 2021 PH2	*	1,213.10		
		1/15/25	11525	202501	300	20700	10000		FY24 ASMT TXFR 2021 4A/5A	*	1,262.84		
		1/15/25	11525	202501	300	20700	10000		FY24 ASMT TXFR 2022 3/6	*	1,264.93		
		1/15/25	11525	202501	300	20700	10000		FY24 ASMT TXFR 2023 4B/5B TOHOQUA CDD C/O USBANK	*	1,292.16	6,184.87	000212

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/15/25	00064	1/03/25 62020875	202501 320-53800-47100		PEST CONTROL - JAN 25	*	68.96	
TURNER PEST CONTROL, LLC								68.96 000213
1/15/25	00010	1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2018	*	15,876.95	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2021 PH2	*	16,721.34	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2021 4A/5A	*	17,406.96	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2022 3/6	*	17,435.75	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2023 4B/5B	*	17,721.66	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2023 4C	*	16,437.51	
		1/15/25 11525(2)	202501 300-20700-10000		FY25 ASMT TXFR 2024 PH7	*	37,436.89	
TOHOQUA CDD C/O USBANK								139,037.06 000214
1/21/25	99999	1/21/25 VOID	202501 000-00000-00000		VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****								.00 000215
1/21/25	00002	12/01/24 349	202412 310-51300-34000		MANAGEMENT FEES - DEC 24	*	3,750.00	
		12/01/24 349	202412 310-51300-35200		WEBSITE ADMIN - DEC 24	*	111.33	
		12/01/24 349	202412 310-51300-35100		INFORMATION TECH - DEC 24	*	167.00	
		12/01/24 349	202412 310-51300-31300		DISSEMINATION - DEC 24	*	1,875.00	
		12/01/24 349	202412 310-51300-51000		OFFICE SUPPLIES	*	.18	
		12/01/24 349	202412 310-51300-42000		POSTAGE	*	55.33	
		12/01/24 349	202412 310-51300-42500		COPIES	*	107.10	
		12/01/24 350	202412 320-53800-12000		FIELD MANAGEMENT - DEC 24	*	2,006.25	
		12/01/24 351	202412 320-53800-12300		FACILITY MAINT - DEC 24	*	8,209.08	
		1/01/25 353	202501 310-51300-34000		MANAGEMENT FEES - JAN 25	*	3,750.00	
		1/01/25 353	202501 310-51300-35200		WEBSITE ADMIN - JAN 25	*	111.33	

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		353		202501	310	310-51300-35100			INFORMATION TECH - JAN 25	*	167.00		
1/01/25		353		202501	310	310-51300-31300			DISSEMINATION - JAN 25	*	1,875.00		
1/01/25		353		202501	310	310-51300-51000			OFFICE SUPPLIES	*	.33		
1/01/25		353		202501	310	310-51300-42000			POSTAGE	*	7.59		
1/01/25		353		202501	310	310-51300-42500			COPIES	*	15.60		
1/01/25		354		202501	320	320-53800-12000			FIELD MANAGEMENT - JAN 25	*	2,006.25		
1/01/25		355		202501	320	320-53800-12300			FACILITY MAINT - JAN 25	*	8,209.08		
GOVERNMENTAL MANAGEMENT SERVICES-CF											32,423.45	000216	
1/21/25	00004	1/14/25	134319	202412	310	310-51300-31500			GENERAL COUNSEL - DEC 24	*	1,803.06		
LATHAM LUNA EDEN & BEAUDINE LLP											1,803.06	000217	
1/29/25	00010	1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S18	*	117,836.09		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S21 PH2	*	124,103.06		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S21 4A/5A	*	129,191.63		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S22 3&6	*	129,405.27		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S23 4B/5B	*	131,527.25		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S23 4C	*	121,996.48		
		1/28/25	12825	202501	300	300-20700-10000			FY25 ASMT TXFR S24 PH7	*	277,850.44		
TOHOQUA CDD C/O USBANK											1,031,910.22	000218	
1/29/25	00033	1/21/25	129780	202412	320	320-53800-46200			PHASE 3 MAINT - JAN 25	*	2,901.00		
		1/21/25	129781	202412	320	320-53800-46200			PHASE 4A MAINT JAN25	*	4,837.00		
FLORIDA ULS OPERATING, LLC DBA											7,738.00	000219	
2/03/25	00011	1/22/25	2018878	202501	310	310-51300-49100			2024 TAX ROLL YEAR	*	569.64		
OSCEOLA COUNTY PROPERTY APPRAISER											569.64	000220	
TQUA TOHOQUA CDD KCOSTA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/25	00024	2/01/25	101901	202502	320	53800	47200		ROBERTS POOL SRVC AND REPAIR INC	*	1,735.00	1,735.00	000221

2/03/25	00026	1/30/25	314146	202501	330	53800	53000		SPIES POOL, LLC	*	2,519.75	2,519.75	000222

2/03/25	00052	2/01/25	2105	202502	320	53800	46300		SUNSHINE LAND MANAGEMENT CORP.	*	1,060.00	1,060.00	000223

2/03/25	00032	1/30/25	25-1124	202412	320	53800	46700		WESTWOOD INTERIOR CLEANING INC.	*	2,142.00	2,142.00	000224

2/17/25	00022	2/03/25	105	202502	330	53800	11000		COMMUNITY ASSOCIATION AND LIFESTYLE	*	11,704.17	11,970.51	000225
		2/03/25	105	202502	330	53800	49200		AMENITY MANAGEMENT FEB 24	*	198.41		
		2/03/25	105	202502	330	53800	48200		BATTERIES & CAUTION CONES	*	18.30		
		2/03/25	105	202502	330	53800	48000		TENNIS COURT GATE LATCH	*	49.63		
		2/03/25	105	202502	330	53800	48000		MOVIE NIGHT SNACKS	*			

2/17/25	00002	2/01/25	357	202502	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	3,750.00	16,221.98	000226
		2/01/25	357	202502	310	51300	35200		MANAGEMENT FEES - FEB 25	*	111.33		
		2/01/25	357	202502	310	51300	35100		WEBSITE ADMIN - FEB 25	*	167.00		
		2/01/25	357	202502	310	51300	31300		INFORMATION TECH - FEB 25	*	1,875.00		
		2/01/25	357	202502	310	51300	51000		DISSEMINATION - FEB 25	*	.57		
		2/01/25	357	202502	310	51300	42000		OFFICE SUPPLIES	*	63.90		
		2/01/25	357	202502	310	51300	42500		POSTAGE	*	38.85		
		2/01/25	358	202502	320	53800	12000		COPIES	*	2,006.25		
		2/01/25	359	202502	320	53800	12300		FIELD MANAGEMENT - FEB 25	*	8,209.08		
		2/01/25	359	202502	320	53800	12300		FACILITY MAINT - FEB 25	*			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/25	00084	10/17/24	108359	202410	330	53800	48200		REINSTALL PANIC BAR	*	165.00		
									ROYS SAFE & LOCK INC			165.00	000227
2/17/25	00095	2/03/25	2325	202410	320	53800	43200		WATER REIMBURSEMENT OCT24	*	590.87		
		2/03/25	2325(2)	202412	320	53800	43200		WATER REIMBURSEMENT DEC24	*	48.73		
									TOWNHOMES AT TOHOQUA			639.60	000228
2/17/25	00033	9/23/24	108776	202408	320	53800	46100		IRRIGATION REPAIRS	*	2,204.24		
		10/18/24	114465	202410	320	53800	49001		MILTON CLEANUP	*	15,798.10		
		10/18/24	114525	202410	320	53800	49001		MILTON CLEANUP	*	2,650.00		
		10/25/24	115540	202410	320	53800	46401		REPLANT/RESET TREES	*	2,042.19		
		10/25/24	115563	202410	320	53800	46401		REMOVE 2 SABAL PALM TREES	*	2,043.36		
		10/25/24	115569	202410	320	53800	49001		MILTON CLEANUP	*	3,870.00		
									FLORIDA ULS OPERATING, LLC DBA			28,607.89	000229
2/20/25	00010	2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S2018	*	1,037.24		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S2021 PH2	*	1,092.39		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S20214A/5A	*	1,137.20		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S2022 3&6	*	1,139.08		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S20234B/5B	*	1,157.76		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S2023 4C	*	1,073.86		
		2/19/25	21925	202502	300	20700	10000		FY25 ASMT TXFR S2024 PH7	*	2,445.75		
									TOHOQUA CDD C/O USBANK			9,083.28	000230
2/20/25	00033	11/30/24	133631	202411	320	53800	46200		PHASE 4A MAINT NOV24	*	4,837.00		
		1/31/25	132410	202501	320	53800	46200		MAINT CONTRACT JAN25	*	26,808.92		
									FLORIDA ULS OPERATING, LLC DBA			31,645.92	000231
TOTAL FOR BANK B											1,448,338.71		
TQUA TOHOQUA CDD KCOSTA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						1,448,338.71	

TQUA TOHOQUA CDD KCOSTA

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Tohoqua
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Cash	\$ 1,713,106	\$ -	\$ -	\$ 27,413	\$ 1,740,518
Investments					
<u>Series 2018</u>					
Reserve	\$ -	\$ 69,039	\$ -	\$ -	\$ 69,039
Revenue	\$ -	\$ 174,771	\$ -	\$ -	\$ 174,771
Construction	\$ -	\$ -	\$ 13,962	\$ -	\$ 13,962
<u>Series 2021 Phase 2</u>					
Reserve	\$ -	\$ 72,381	\$ -	\$ -	\$ 72,381
Revenue	\$ -	\$ 163,934	\$ -	\$ -	\$ 163,934
Construction	\$ -	\$ -	\$ 502	\$ -	\$ 502
<u>Series 2021 Phase 4A/5A</u>					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 168,592	\$ -	\$ -	\$ 168,592
Construction	\$ -	\$ -	\$ 10	\$ -	\$ 10
<u>Series 2022 Phase 3A/6A</u>					
Reserve	\$ -	\$ 76,672	\$ -	\$ -	\$ 76,672
Revenue	\$ -	\$ 155,127	\$ -	\$ -	\$ 155,127
Construction	\$ -	\$ -	\$ 6,834	\$ -	\$ 6,834
<u>Series 2023 Phase 4B/5B</u>					
Reserve	\$ -	\$ 77,100	\$ -	\$ -	\$ 77,100
Revenue	\$ -	\$ 157,029	\$ -	\$ -	\$ 157,029
Prepayment	\$ -	\$ 1,117	\$ -	\$ -	\$ 1,117
Construction	\$ -	\$ -	\$ 23,523	\$ -	\$ 23,523
<u>Series 2023 Phase 4C</u>					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Revenue	\$ -	\$ 138,965	\$ -	\$ -	\$ 138,965
Construction	\$ -	\$ -	\$ 1,482,729	\$ -	\$ 1,482,729
Cost of Issuance	\$ -	\$ -	\$ 35	\$ -	\$ 35
<u>Series 2024 Phase 7</u>					
Reserve	\$ -	\$ 162,055	\$ -	\$ -	\$ 162,055
Revenue	\$ -	\$ 316,497	\$ -	\$ -	\$ 316,497
Construction	\$ -	\$ -	\$ 4,303,814	\$ -	\$ 4,303,814
Due From General Fund	\$ -	\$ 983	\$ -	\$ -	\$ 983
Prepaid Expenses	\$ 337	\$ -	\$ -	\$ -	\$ 337
Total Assets	\$ 1,713,442	\$ 1,880,765	\$ 5,831,409	\$ 27,413	\$ 9,453,029
Liabilities:					
Accounts Payable	\$ 68,339	\$ -	\$ -	\$ -	\$ 68,339
Due to Debt Service	\$ 983	\$ -	\$ -	\$ -	\$ 983
Total Liabilities	\$ 69,322	\$ -	\$ -	\$ -	\$ 69,322
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	\$ 337	\$ -	\$ -	\$ -	\$ 337
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 243,922	\$ -	\$ -	\$ 243,922
Debt Service - Series 2021 Phase 2	\$ -	\$ 236,434	\$ -	\$ -	\$ 236,434
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 244,065	\$ -	\$ -	\$ 244,065
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 231,922	\$ -	\$ -	\$ 231,922
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 235,371	\$ -	\$ -	\$ 235,371
Debt Service - Series 2023 Phasen 4C	\$ -	\$ 210,235	\$ -	\$ -	\$ 210,235
Debt Service - Series 2024 Phasen 7	\$ -	\$ 478,816	\$ -	\$ -	\$ 478,816
Capital Reserve	\$ -	\$ -	\$ -	\$ 27,413	\$ 27,413
Capital Projects	\$ -	\$ -	\$ 5,831,409	\$ -	\$ 5,831,409
Unassigned	\$ 1,643,784	\$ -	\$ -	\$ -	\$ 1,643,784
Total Fund Balances	\$ 1,644,121	\$ 1,880,765	\$ 5,831,409	\$ 27,413	\$ 9,383,707
Total Liabilities & Fund Balance	\$ 1,713,442	\$ 1,880,765	\$ 5,831,409	\$ 27,413	\$ 9,453,029

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Assessments - Tax Collector	\$ 1,459,638	\$ 1,421,097	\$ 1,421,097	\$ -
Assessments - Direct	\$ 343,152	\$ 171,576	\$ 171,576	\$ -
Cost Share Revenue	\$ 10,496	\$ -	\$ -	\$ -
Special Events Revenue	\$ 12,000	\$ 4,000	\$ 2,650	\$ (1,350)
Total Revenues	\$ 1,825,286	\$ 1,596,672	\$ 1,595,322	\$ (1,350)
Expenditures				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,400	\$ 2,600
FICA Expense	\$ 918	\$ 306	\$ 107	\$ 199
Engineering	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Attorney	\$ 25,000	\$ 8,333	\$ 5,069	\$ 3,265
Annual Audit	\$ 12,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,130	\$ 11,130	\$ 11,130	\$ -
Arbitrage	\$ 3,600	\$ 900	\$ 900	\$ -
Dissemination	\$ 22,500	\$ 7,500	\$ 7,600	\$ (100)
Trustee Fees	\$ 36,239	\$ 14,563	\$ 14,563	\$ -
Management Fees	\$ 45,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 2,004	\$ 668	\$ 668	\$ -
Website Maintenance	\$ 1,336	\$ 445	\$ 445	\$ 0
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 254	\$ 79
Insurance	\$ 7,127	\$ 7,127	\$ 6,631	\$ 496
Printing & Binding	\$ 3,000	\$ 1,000	\$ 235	\$ 765
Legal Advertising	\$ 3,800	\$ 1,267	\$ 669	\$ 597
Other Current Charges	\$ 2,000	\$ 667	\$ 496	\$ 171
Property Appraiser Fees	\$ 500	\$ 167	\$ 570	\$ (403)
Office Supplies	\$ 625	\$ 208	\$ 1	\$ 207
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 202,253	\$ 77,889	\$ 65,913	\$ 11,976
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 24,075	\$ 8,025	\$ 8,025	\$ -
Amenities Management	\$ 140,450	\$ 46,817	\$ 46,817	\$ -
Landscape Maintenance	\$ 529,094	\$ 176,365	\$ 133,335	\$ 43,030
Lake Maintenance	\$ 34,720	\$ 11,573	\$ 4,590	\$ 6,983
Pool Maintenance	\$ 40,320	\$ 13,440	\$ 8,140	\$ 5,300
Pest Control	\$ 1,404	\$ 468	\$ 270	\$ 198
Janitorial Services	\$ 41,520	\$ 13,840	\$ 8,092	\$ 5,748
Subtotal Contract Services	\$ 811,583	\$ 270,528	\$ 209,268	\$ 61,259
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Mulch	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Tree Removal & Replacement	\$ 20,000	\$ 6,667	\$ 4,086	\$ 2,581
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 1,445	\$ 221
Stormwater Inspections	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,000	\$ 2,333
Hurricane Cleanup	\$ -	\$ -	\$ 22,318	\$ (22,318)
Alley & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 1,500	\$ 500	\$ 333	\$ 167
Walls & Monument Repair	\$ 1,500	\$ 500	\$ -	\$ 500
Pressure Washing	\$ 17,500	\$ 5,833	\$ -	\$ 5,833
Fencing	\$ 1,500	\$ 500	\$ -	\$ 500
Subtotal Repairs & Maintenance	\$ 150,000	\$ 50,000	\$ 29,182	\$ 20,818

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Utilities				
Pool - Electric	\$ 38,280	\$ 12,760	\$ 7,098	\$ 5,663
Pool - Water	\$ 18,480	\$ 6,160	\$ 6,838	\$ (678)
Electric	\$ 2,500	\$ 833	\$ 81	\$ 752
Water & Sewer	\$ 120,000	\$ 40,000	\$ 27,651	\$ 12,349
Streetlights	\$ 125,000	\$ 41,667	\$ 23,536	\$ 18,131
Subtotal Utilities	\$ 304,260	\$ 101,420	\$ 65,203	\$ 36,217
Amenities				
Property Insurance	\$ 54,366	\$ 54,366	\$ 32,204	\$ 22,162
Pool Attendants	\$ 30,000	\$ 10,000	\$ 630	\$ 9,370
Facility Maintenance	\$ 98,509	\$ 32,836	\$ 32,836	\$ -
Pool Repairs & Maintenance	\$ 25,000	\$ 8,333	\$ 12,528	\$ (4,195)
Pool Permits	\$ 650	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 6,000	\$ 2,000	\$ 171	\$ 1,829
Fire Alarm & Security Monitoring	\$ 840	\$ 280	\$ 140	\$ 140
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 667	\$ -	\$ 667
Fire Extinguisher Inspections	\$ 100	\$ 33	\$ -	\$ 33
Amenity Signage	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 3,269	\$ 65
Office Supplies	\$ 1,000	\$ 333	\$ 1,029	\$ (696)
Operating Supplies	\$ 5,000	\$ 1,667	\$ 1,349	\$ 318
Doggie Pots	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Special Events	\$ 25,000	\$ 8,333	\$ 6,731	\$ 1,603
Termite Bond	\$ 600	\$ 200	\$ -	\$ 200
Holiday Décor	\$ 15,625	\$ 5,100	\$ 5,100	\$ -
Subtotal Amenities	\$ 282,190	\$ 129,982	\$ 95,987	\$ 33,995
Other				
Contingency	\$ 25,000	\$ 8,333	\$ 464	\$ 7,870
Subtotal Other	\$ 25,000	\$ 8,333	\$ 464	\$ 7,870
Total Operations & Maintenance	\$ 1,573,033	\$ 560,263	\$ 400,105	\$ 160,159
Total Expenditures	\$ 1,775,286	\$ 638,153	\$ 466,018	\$ 172,135
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 1,129,305	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 1,129,305	
Fund Balance - Beginning	\$ -		\$ 514,816	
Fund Balance - Ending	\$ 0		\$ 1,644,121	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 133,825	\$ 133,825	\$ -
Interest Income	\$ -	\$ -	\$ 2,057	\$ 2,057
Total Revenues	\$ 137,458	\$ 133,825	\$ 135,882	\$ 2,057
Expenditures:				
Interest Payment - 11/01	\$ 46,010	\$ 46,010	\$ 46,010	\$ -
Principal Payment - 5/01	\$ 45,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 46,010	\$ -	\$ -	\$ -
Total Expenditures	\$ 137,020	\$ 46,010	\$ 46,010	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 438		\$ 89,872	
Fund Balance - Beginning	\$ 83,376		\$ 154,050	
Fund Balance - Ending	\$ 83,814		\$ 243,922	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 140,943	\$ 140,943	\$ -
Interest Income	\$ -	\$ -	\$ 1,806	\$ 1,806
Total Revenues	\$ 144,764	\$ 140,943	\$ 142,749	\$ 1,806
Expenditures:				
Interest Payment - 11/01	\$ 43,063	\$ 43,063	\$ 43,063	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 43,063	\$ -	\$ -	\$ -
Total Expenditures	\$ 141,125	\$ 43,063	\$ 43,063	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,639		\$ 99,686	
Fund Balance - Beginning	\$ 62,666		\$ 136,748	
Fund Balance - Ending	\$ 66,305		\$ 236,434	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 150,700	\$ 146,722	\$ 146,722	\$ -
Interest Income	\$ -	\$ -	\$ 1,858	\$ 1,858
Total Revenues	\$ 150,700	\$ 146,722	\$ 148,579	\$ 1,858
Expenditures:				
Interest Payment - 11/01	\$ 45,968	\$ 45,968	\$ 45,968	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 45,968	\$ -	\$ -	\$ -
Total Expenditures	\$ 146,935	\$ 45,968	\$ 45,968	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,765		\$ 102,612	
Fund Balance - Beginning	\$ 64,319		\$ 141,453	
Fund Balance - Ending	\$ 68,084		\$ 244,065	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 150,950	\$ 146,964	\$ 146,964	\$ -
Interest Income	\$ -	\$ -	\$ 1,468	\$ 1,468
Total Revenues	\$ 150,950	\$ 146,964	\$ 148,433	\$ 1,468
Expenditures:				
Interest Payment - 11/01	\$ 59,454	\$ 59,454	\$ 59,454	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 59,454	\$ -	\$ -	\$ -
Total Expenditures	\$ 148,908	\$ 59,454	\$ 59,454	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,043		\$ 88,979	
Fund Balance - Beginning	\$ 65,133		\$ 142,943	
Fund Balance - Ending	\$ 67,176		\$ 231,922	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 154,199	\$ 149,374	\$ 149,374	\$ -
Interest Income	\$ -	\$ -	\$ 1,523	\$ 1,523
Total Revenues	\$ 154,199	\$ 149,374	\$ 150,897	\$ 1,523
Expenditures:				
Interest Payment - 11/01	\$ 59,553	\$ 59,553	\$ 59,553	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Principal Payment - 5/01	\$ 35,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 59,553	\$ -	\$ -	\$ -
Total Expenditures	\$ 154,105	\$ 59,553	\$ 69,553	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 94		\$ 81,345	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,204)	\$ (1,204)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,204)	\$ (1,204)
Net Change in Fund Balance	\$ 94		\$ 80,141	
Fund Balance - Beginning	\$ 65,283		\$ 155,230	
Fund Balance - Ending	\$ 65,377		\$ 235,371	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 142,307	\$ 138,550	\$ 138,550	\$ -
Interest Income	\$ -	\$ -	\$ 1,650	\$ 1,650
Total Revenues	\$ 142,307	\$ 138,550	\$ 140,200	\$ 1,650
Expenditures:				
Interest Payment - 11/01	\$ 56,795	\$ 56,795	\$ 56,795	\$ -
Principal Payment - 5/01	\$ 25,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 56,795	\$ -	\$ -	\$ -
Total Expenditures	\$ 138,590	\$ 56,795	\$ 56,795	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,717		\$ 83,405	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (9,358)	\$ (9,358)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (9,358)	\$ (9,358)
Net Change in Fund Balance	\$ 3,717		\$ 74,047	
Fund Balance - Beginning	\$ 74,386		\$ 136,188	
Fund Balance - Ending	\$ 78,103		\$ 210,235	

Tohoqua
Community Development District
Debt Service Fund - Series 2024 Phase 7
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Special Assessments	\$ 324,110	\$ 315,552	\$ 315,552	\$ -
Interest Income	\$ -	\$ -	\$ 3,388	\$ 3,388
Total Revenues	\$ 324,110	\$ 315,552	\$ 318,940	\$ 3,388
Expenditures:				
Interest Payment - 11/01	\$ 99,460	\$ 99,460	\$ 99,460	\$ 0
Principal Payment - 5/01	\$ 65,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 127,877	\$ -	\$ -	\$ -
Total Expenditures	\$ 292,337	\$ 99,460	\$ 99,460	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 31,773		\$ 219,480	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,265)	\$ (5,265)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,265)	\$ (5,265)
Net Change in Fund Balance	\$ 31,773		\$ 214,215	
Fund Balance - Beginning	\$ 99,460		\$ 264,601	
Fund Balance - Ending	\$ 131,233		\$ 478,816	

Tohoqua
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 370	\$ 370
Total Revenues	\$ -	\$ -	\$ 370	\$ 370
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 370	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 370	
Fund Balance - Beginning	\$ 27,047		\$ 27,043	
Fund Balance - Ending	\$ 77,047		\$ 27,413	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	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	Series 2024 Phase 7	Total
Revenues								
Interest	\$ 216	\$ 8	\$ 0	\$ 114	\$ 352	\$ 22,856	\$ 66,459	\$ 90,005
Requisition Refund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 216	\$ 8	\$ 0	\$ 114	\$ 352	\$ 22,856	\$ 66,459	\$ 90,005
Expenditures:								
Capital Outlay	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ 1,822	\$ -	\$ 2,382
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ 1,822	\$ -	\$ 2,382
Excess (Deficiency) of Revenues over Expenditures	\$ 216	\$ 8	\$ 0	\$ (446)	\$ 352	\$ 21,034	\$ 66,459	\$ 87,622
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 1,204	\$ 9,358	\$ 5,265	\$ 15,826
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 1,204	\$ 9,358	\$ 5,265	\$ 15,826
Net Change in Fund Balance	\$ 216	\$ 8	\$ 0	\$ (446)	\$ 1,555	\$ 30,392	\$ 71,724	\$ 103,449
Fund Balance - Beginning	\$ 13,747	\$ 494	\$ 9	\$ 7,280	\$ 21,968	\$ 1,452,372	\$ 4,232,090	\$ 5,727,960
Fund Balance - Ending	\$ 13,962	\$ 502	\$ 10	\$ 6,834	\$ 23,523	\$ 1,482,764	\$ 4,303,814	\$ 5,831,409

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	\$ -	\$ 168,598	\$ 1,243,004	\$ 9,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,421,097
Assessments - Direct	\$ -	\$ 171,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,576
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events Revenue	\$ 500	\$ 160	\$ 410	\$ 1,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,650
Total Revenues	\$ 500	\$ 340,334	\$ 1,243,414	\$ 11,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,595,322
Expenditures													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	\$ -	\$ 46	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 87	\$ 3,034	\$ 1,803	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,069
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,130
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 1,975	\$ 1,875	\$ 1,875	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Trustee Fees	\$ 10,859	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,563
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 90	\$ 3	\$ 154	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 37	\$ 76	\$ 107	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Legal Advertising	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669
Other Current Charges	\$ 106	\$ 177	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 35,789	\$ 14,442	\$ 8,074	\$ 7,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,913

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations & Maintenance													
Contract Services													
Field Management	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,025
Amenities Management	\$ 11,704	\$ 11,704	\$ 11,704	\$ 11,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,817
Landscape Maintenance	\$ 32,929	\$ 32,929	\$ 40,667	\$ 26,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,335
Lake Maintenance	\$ 1,060	\$ 1,410	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,590
Pool Maintenance	\$ 2,935	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,140
Pest Control	\$ 67	\$ 67	\$ 67	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Janitorial Services	\$ 1,904	\$ 2,142	\$ 2,142	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,092
Subtotal Contract Services	\$ 52,606	\$ 51,994	\$ 59,382	\$ 45,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,268
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal & Replacement	\$ 4,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,086
Irrigation Repairs	\$ -	\$ -	\$ 1,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,445
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Hurricane Cleanup	\$ 22,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,318
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ 26,404	\$ -	\$ 1,779	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,182
Utilities													
Pool - Electric	\$ 2,702	\$ -	\$ 4,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,098
Pool - Water	\$ 1,874	\$ 1,497	\$ 1,846	\$ 1,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,838
Electric	\$ 26	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81
Water & Sewer	\$ 10,170	\$ 4,903	\$ 5,279	\$ 7,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,651
Streetlights	\$ 7,613	\$ -	\$ 15,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,536
Subtotal Utilities	\$ 22,385	\$ 6,400	\$ 27,499	\$ 8,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,203

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenities													
Property Insurance	\$ 32,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,204
Pool Attendants	\$ 465	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Facility Maintenance	\$ 8,209	\$ 8,209	\$ 8,209	\$ 8,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,836
Pool Repairs & Maintenance	\$ 1,465	\$ 7,272	\$ 1,272	\$ 2,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,528
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 218	\$ 2,215	\$ 631	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,269
Office Supplies	\$ 836	\$ -	\$ 109	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,029
Operating Supplies	\$ 901	\$ 171	\$ 95	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,349
Doggie Pots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 657	\$ 2,750	\$ 654	\$ 2,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,731
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 50,090	\$ 20,817	\$ 11,177	\$ 13,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,987
Other													
Contingency	\$ 41	\$ 175	\$ 24	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Subtotal Other	\$ 41	\$ 175	\$ 24	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Total Operations & Maintenance	\$ 151,526	\$ 79,385	\$ 99,860	\$ 69,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,105
Total Expenditures	\$ 187,314	\$ 93,828	\$ 107,934	\$ 76,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,018
Excess (Deficiency) of Revenues over Expenditures	\$ (186,814)	\$ 246,506	\$ 1,135,481	\$ (65,868)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,129,305
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (186,814)	\$ 246,506	\$ 1,135,481	\$ (65,868)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,129,305

Tohoqua
Community Development District
Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds	
Interest Rates:	4.7%, 4.8%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$69,039
Reserve Fund Balance	\$69,039
Bonds Outstanding - 2/8/18	\$2,165,000
Less: Principal Payment - 5/1/19	(\$35,000)
Less: Principal Payment - 5/1/20	(\$35,000)
Less: Principal Payment - 5/1/21	(\$35,000)
Less: Principal Payment - 5/1/22	(\$40,000)
Less: Principal Payment - 5/1/23	(\$40,000)
Less: Principal Payment - 5/1/24	(\$45,000)
Current Bonds Outstanding	\$1,935,000

Series 2021 Phase 2, Special Assessment Revenue Bonds	
Interest Rates:	2.375%, 2.875%, 3.375%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$72,381
Reserve Fund Balance	\$72,381
Bonds Outstanding - 3/5/21	\$2,580,000
Less: Principal Payment - 5/1/22	(\$55,000)
Less: Principal Payment - 5/1/23	(\$55,000)
Less: Principal Payment - 5/1/24	(\$55,000)
Current Bonds Outstanding	\$2,415,000

Series 2021 Phase 4A/5A, Special Assessment Revenue Bonds	
Interest Rates:	2.500%, 3.125%, 3.600%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,350
Reserve Fund Balance	\$75,350
Bonds Outstanding - 3/19/21	\$2,660,000
Less: Principal Payment - 5/1/22	(\$55,000)
Less: Principal Payment - 5/1/23	(\$55,000)
Less: Principal Payment - 5/1/24	(\$55,000)
Current Bonds Outstanding	\$2,495,000

Series 2022 Phase 3A/6A, Special Assessment Revenue Bonds	
Interest Rates:	5.000%, 5.700%, 5.850%
Maturity Date:	5/1/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,475
Reserve Fund Balance	\$76,672
Bonds Outstanding - 11/04/22	\$2,120,000
Less: Principal Payment - 5/1/24	(\$30,000)
Current Bonds Outstanding	\$2,090,000

Tohoqua
Community Development District
Long Term Debt Report

Series 2023 Phase 4B/5B, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.850%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$77,100	
Reserve Fund Balance	\$77,100	
Bonds Outstanding - 03/15/23		\$2,230,000
Less: Principal Payment - 5/1/24		(\$30,000)
Current Bonds Outstanding		\$2,200,000

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
Current Bonds Outstanding		\$1,946,946

Series 2024 Phase 7, Special Assessment Revenue Bonds		
Interest Rates:	4.570%, 5.375%, 5.670%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$162,055	
Reserve Fund Balance	\$162,055	
Bonds Outstanding - 06/11/24		\$4,616,112
Current Bonds Outstanding		\$4,616,112

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 1,552,805.94	\$ 146,228.39	\$ 154,005.37	\$ 160,320.01	\$ 160,585.12	\$ 163,218.40	\$ 151,391.22	\$ 344,797.78	\$ 2,833,352.23
Net Assessments	\$ 1,459,637.58	\$ 137,454.69	\$ 144,765.05	\$ 150,700.81	\$ 150,950.01	\$ 153,425.30	\$ 142,307.75	\$ 324,109.91	\$ 2,663,351.10

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	55%										100%
							General Fund	2018 Debt Service	21	Debt Service: Phas21	Debt Service: 4A/022	Debt Service: 3&23	Debt Service: 4B/2023	Debt Service: 4C4	Debt Service: Phas	Total	
11/15/24	ACH	\$ 4,418.42	\$ (231.97)	\$ (83.73)	\$ -	\$ 4,102.72	\$ 2,248.48	\$ 211.74	\$ 223.00	\$ 232.14	\$ 232.53	\$ 236.34	\$ 219.22	\$ 499.27	\$ 4,102.72		
11/22/24	ACH	\$ 322,631.68	\$ (12,904.73)	\$ (6,194.54)	\$ -	\$ 303,532.41	\$ 166,349.59	\$ 15,665.21	\$ 16,498.34	\$ 17,174.82	\$ 17,203.22	\$ 17,485.32	\$ 16,218.29	\$ 36,937.62	\$ 303,532.41		
12/11/24	ACH	\$ 2,387,408.06	\$ (95,497.14)	\$ (45,838.22)	\$ -	\$ 2,246,072.70	\$ 1,230,950.05	\$ 115,919.08	\$ 122,084.10	\$ 127,089.88	\$ 127,300.04	\$ 129,387.51	\$ 120,011.79	\$ 273,330.25	\$ 2,246,072.70		
12/20/24	ACH	\$ 23,241.14	\$ (797.04)	\$ (448.88)	\$ -	\$ 21,995.22	\$ 12,054.37	\$ 1,135.17	\$ 1,195.54	\$ 1,244.56	\$ 1,246.62	\$ 1,267.06	\$ 1,175.25	\$ 2,676.65	\$ 21,995.22		
1/9/25	ACH	\$ 2,143.88	\$ (64.32)	\$ (41.58)	\$ -	\$ 2,037.98	\$ 1,116.90	\$ 105.18	\$ 110.77	\$ 115.32	\$ 115.51	\$ 117.40	\$ 108.89	\$ 248.01	\$ 2,037.98		
1/9/25	ACH	\$ 13,792.53	\$ (413.77)	\$ (267.58)	\$ -	\$ 13,111.18	\$ 7,185.54	\$ 676.66	\$ 712.65	\$ 741.87	\$ 743.10	\$ 755.28	\$ 700.55	\$ 1,595.53	\$ 13,111.18		
1/28/25	ACH	\$ 2,174.41	\$ -	\$ -	\$ -	\$ 2,174.41	\$ 1,191.68	\$ 112.22	\$ 118.19	\$ 123.03	\$ 123.24	\$ 125.26	\$ 116.18	\$ 264.61	\$ 2,174.41		
						\$ -											
Total		\$ 2,755,810.12	\$ (109,908.97)	\$ (52,874.53)	\$ -	\$ 2,593,026.62	\$ 1,421,096.61	\$ 133,825.26	\$ 140,942.59	\$ 146,721.62	\$ 146,964.26	\$ 149,374.17	\$ 138,550.17	\$ 315,551.94	\$ 2,593,026.62		

97%	Net Percent Collected
\$ 70,324.48	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC			2025-01		
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	11/1/24		\$ 171,575.83		
2/12/25	2/1/25	95031352	\$ 85,787.91	\$ 85,787.91	\$ 85,787.91
	5/1/25		\$ 85,787.91		
			\$ 343,151.65	\$ 85,787.91	\$ 85,787.91