

***Tohoqua
Community Development District***

Agenda

May 7, 2025

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 30, 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, May 7, 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 March 5, 2025 Board of Supervisors Meetings
4. Consideration of Resolution 2025-08 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2025-09 Conveyance of Real Property and Improvements From Lennar Homes, LLC
6. Consideration of Conveyance of Property from Pulte Home Company, LLC
7. Presentation of Series 2018 Arbitrage Rebate Report
8. Presentation of Series 2023 Phase 4B/ 5B Project Arbitrage Rebate Report
9. Discussion of Environmental Resource Permit Transfer
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pond Maintenance
 - ii. Consideration of Service Agreement Addendum for Landscape Maintenance at Phase 4C Amenity Center
 - iii. Consideration of Service Agreement Addendum for Landscape Maintenance at Phase 7
 - D. Amenity Manager's Report
 - E. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 1,474
11. Other Business
12. Supervisor Requests
13. Adjournment

MINUTES

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **March 5, 2025** 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
Asif Qureshi	Assistant Secretary
Terry Knight	Assistant Secretary

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

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: Next is the public comment period. We just have the Board Members and staff in attendance.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 4,
2024 Board of Supervisors Meeting**

Mr. Flint: Next is the approval of the minutes of the December 4, 2024 Board of Supervisors meeting. Did the Board have any comments or corrections to the minutes? Hearing none, we need a motion to approve them.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the December 4, 2024 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Amenity Policy Violation and Consideration of Amenity Privileges, Suspension and Restitution of Costs

Mr. Flint: Item four is the only business item that we have, which is related to an Amenity Policy violation that occurred, that requires the Board to consider an action related to that. So, I'll let Marcia give a summary of incident and then Kristen can give a summary, as a result of reviewing the facts and our Rules of Procedure, of what the recommended action would be as a result. Then the Board can discuss that. If you have any questions or don't agree with the recommendation, the Board can discuss that as well. Marcia?

Ms. Calleja: So, on Monday, February 10th, it was observed over by the barbecue grills inside of our gates, that several tables were turned over, one of which was actually damaged. An empty bottle of liquor was also found on scene, as well as trash thrown throughout the area. We went back and checked the security camera and were able to observe that a group of young men were hanging out in that area, starting from about 2:00 p.m. until about 8:30 p.m. The pool closes at 6:00 p.m., so they were also there past the time allowed. We were also able to track back the access card that was used to enter the facility, with the excessive amount of guests and we were able to track it back to a property owner. A violation letter was sent to them.

Mr. Flint: It was a renter and the letter was sent to the renter and the owner.

Ms. Trucco: Yes, that's correct. Based on that information, we reviewed the current Amenity Policy that the CDD has right now. You can see that the District Manager has the power to immediately suspend access to the facilities, if there's a public safety, health or welfare concern or there's a concern that the District's property can be damaged. That was the step that GMS took. I certainly agree with that step. Then the next step was coming back to the Board, because the rules state that the decision of how to handle, the level of offense that we're going to categorize this incident as, is up to the Board to determine. So, in the rules, it sets the suspension and termination option, for the Board to consider today. Since the notice went out, I've had additional conversations with Marcia and GMS's team and it's occurred to me that at least three offenses occurred. Number one, it appears that there were more than four guests present and the

policy only allows for up to four guests. The guest must be accompanied by the resident or renter. It appears that has not occurred. Then as Marcia pointed out, the sign says that the pool closed at 6:00 p.m. through February. Based on the information that we've seen so far, it appears that they were there later than that. So, we think that constitutes at least three offenses. In the rules, it states that three offenses allow for automatic suspension of privileges for one week. A prior or written report will be created, signed by the patron and guests and kept on file at the Tohoqua Clubhouse. If there's another incident with more offenses, we could potentially look at a fourth offense and the Board could suspend access privileges for up to one calendar year at that time. So, that's where we're at right now. We're still in the process of reviewing all of the evidence, but today, this was the most recent Board meeting to occur after the notice letter was sent out and that is the recommendation that we're making today, based on the rule language and evidence we're seeing so far.

Mr. Flint: I think the recommendation would be a week from this meeting, not a week from the incident. It would be approximately 30 days suspension in total. We probably don't want to go into a lot of the detail on the record, but there are some reasons why we're not recommending stronger penalties. We would like to see restitution for damage, but there are some reasons why we're limited in our ability to seek that and we're addressing those, which deals with camera location and that sort of thing.

Mr. Vidrine: So, 30 days, right?

Mr. Flint: It would be a week from today. I think their privileges were suspended on the 10th.

Mr. Calleja: Yes, that's correct.

Mr. Flint: So, in effect, that would be approximately 30 to 31 days. The renter did come in yesterday, the mother and father of the son who is 16?

Ms. Calleja: Yes.

Mr. Flint: And spoke with Marcia. They didn't feel comfortable coming to the meeting today, but as a result of the letter, they did come in and speak with Marcia. They conceded that their son was there, that he did bring guests, that he did leave early and his guests stayed. That's one of the violations, but they stopped short of conceding that they were responsible for any damage.

Ms. Calleja: Right.

Mr. Flint: So, we think this is the best that we can do right now. We are going to recommend that we review the Amenity Policies as part of the budget process, to see if we can tighten up this section of the rules.

Ms. Trucco: That's at the discretion of the Board. Just so you know, the Board can adopt amendments to that. There is a procedure that you have to file. There has to be public hearing, which we will advertise for, but we'll do that. It would be helpful now that we have more residents and there are some residents sitting on the Board, to get their feedback on how they would like that to be structured and the penalty process, so we tailor it more to the residents that are living here and the incidents that we see occurring.

Mr. Vidrine: Since I live here, I will deal with it more, but we're looking for some of your feedback as well.

Mr. Qureshi: I think 30 days is good actually, as a first offense, but I do believe that if we amend our policy, we have to be clear that it's the three strike rule, where after the third strike, they will be paying fines. I mean, if you have to go that far out, we can ask them to pay for punitive damages for what happened to our property, but for right now, I think 30 days sounds fair, but if they do this a second time, then obviously, we need to escalate that.

Mr. Vidrine: Yeah.

Mr. Flint: The fourth offense does give you the ability to go up to a year.

Mr. Vidrine: I like one year.

Mr. Flint: So, there are some things, I think, we want to look at in the rules, that give the Board a little more flexibility too. So, we'll discuss that one. I'm calling it a rule, but I think it was adopted as a policy. We may want to look at making it a rule, as it is a Board policy right now.

Ms. Trucco: But we did go through that public hearing process.

Mr. Flint: Oh, we did?

Ms. Trucco: Yeah. So, we're fully protected.

Mr. Flint: Okay, so it is a rule then.

Mr. Vidrine: The fact that they came and they acknowledged it and talked to you somewhat, I feel a little bit better about it. But we need to clamp it down. As soon as it starts to be allowed to have that happen, we need to enforce it.

Mr. Qureshi: Yeah, especially with the growth. There are going to be people who are not going to follow that. If you don't address that upfront, then five years from now, it will actually become a problem, because a policy was not put into place. I think it's the right time to put that policy in place and structure it that way, so that people understand. I firmly believe, this is only my belief, but when you start asking for money, people will listen. People will understand that this is serious business. We just cannot keep doing this, having people keep coming in and destroying our property, but I think after the first, second and third instance, we need to send them the notice that there's a hefty fine for that.

Mr. Flint: Yeah. I think we have some limitations on fining, but we can't seek restitution for damage.

Ms. Trucco: We can go through all of those options during that rule amendment process. We will talk about the enforcement of fees and what enforcement options for penalties the CDD has. My recommendation for this incident, is to go with the penalty that's set forth in your Amenity Policy, for the third offense. So, if. If the Board is comfortable with that, then we'll just need a motion directing staff to proceed in that manner.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor directing staff to follow the Amenity Policy for the third offense for the violation that occurred at the Amenity Center was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco: The only other update is that we are continuing to monitor the Phase 8A lift station conveyance with the Tohopekaliga Water Authority (TWA), with Pulte and Pulte's counsel. That has not been finalized yet. My understanding is that the final plat was being considered this past week for finalization with the city. So, we'll keep you updated on that progress, but we're continuing to monitor that. We're also monitoring the Phase 7 plat conveyance to the CDD from Lennar Homes LLC. The District Engineer is confirming if all of those tracks that are platted to be owned and maintained by the CDD, are ready now to be conveyed to the CDD by deed. He's also preparing the requisition which he might go into a little

bit today. We're just monitoring those items, but other than that, there are no new legal items to report to you today.

B. Engineer

Mr. Flint: Alright. Stephen is there anything from the District Engineer?

Mr. Saha: No, other than the fact that I'm working on the requisition. I have most of the documents and the cost that I need. So, I'm finishing that up this week.

Mr. Flint: Okay. I drove through Phase 7 this morning and I think there are some things that need to be addressed before we process that requisition.

Ms. Trucco: Absolutely. Okay. We'll work together on it.

Mr. Saha: We're seeing the same thing.

Mr. Flint: I might be getting Phases 4C and 7 mixed up.

Mr. Saha: Phase 7 is right here and Phase 4C is the Pulte section.

Mr. Scheerer: I've been in communication with Pulte and Mr. Charlie Meyer as well as Lennar on Phase 7.

Mr. Flint: Okay. We need to get on that.

C. Field Manager's Report

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

Mr. Scheerer: Yeah. I just have a couple things and I know Chris has a few things. We touched on Phases 4C and 7. I have been in communication with both Lennar and Pulte on site conditions and expectations, prior to them trying to schedule a turnover meeting. So, they're aware of that. The large Oak tree in the back of the pool, has been removed and stump grinded. You probably didn't notice, because they did such a great job. I was very impressed with the work that Brightview did. It's obviously sad to see the tree go, but unless you've seen it, you don't even know it was there right now. So, it looks really good. We do have another Oak tree that we're monitoring. We touched base on that with you folks before. It has Ganoderma in it. So, we are monitoring the progress of that tree and we will be coming back at some point in time, with a proposal to have that tree removed, more than likely by Brightview, because they were actually the low bidder on this one and they provided us with a price. We're in the monitoring stages of that right now. I did have a conversation with Lennar. They cut in this sidewalk parallel to the Amenity Center and there are some grading issues that they need to resolve. So, I've

already talked with them. We actually had an in-house meeting at Lennar headquarters the other day and we touched base on a lot of things and obviously Tohoqua was one of them. We've been battling code enforcement, when it comes to shutting off our reclaimed water and our supply of irrigation water to the property. It's been off and on for days and weeks, but United Land has done a good job. We actually ran into some of the site supervisors out front, so we have an exchange of contact information with them. But we're continuing to monitor the irrigation as well. Budget season is coming up, so we'll be dealing with some budget stuff soon. I have an onsite meeting with Sunshine Land Management on Friday at 1:00 p.m., to make sure that we're capturing all of the stormwater ponds. I've also had two phone call meetings with United Land, just to make sure that they're doing site visits to see what was on plan. Actually, what's being built on site, so we have accurate landscape maintenance numbers as well. We've been dealing with some duckweed in the Phase 3 pond. It's gotten a lot better. They brought out a boat and sprayed that pond. They're coming back again tomorrow to retreat the pond. You'll see some of the algae starting to turn from a bright green to a more of a white color, which means it's been treated. They probably hit it with some copper sulfate, so that's in transition mode. We do have some rain coming later today, so hopefully that will beat down some of the stuff in the pond. Alligator weed in the Phase 5 pond, is something that we're continuing to battle. They'll be out again to spray that this week as well. I know Chris has a couple things to add.

Mr. Horter: Yeah, just a couple things. We're getting ready to schedule some mulch and pressure washing in the neighborhood. We've also done just some minor paver repairs around the pool deck and some plants were installed around the amenities as well. Does anyone have any questions?

Mr. Flint: What is the status of the new amenity?

Mr. Scheerer: The new amenity, according to Pulte Homes, is within 30 to 60 days. The pool is in. The fence is up. The shell has not been completed yet on the inside. I've not been inside the building. The backpacks and everything are in place. The parking lot has been paved. The new playground is there. According to Mr. Charlie Meyer, at Pulte, he's thinking within the next 30 to 60 days, they will be ready to turn that over, which won't occur until we have a walk through. As George said with Phases 4C and 7, we're definitely going to want to make sure that we have punch list items with both developers, to make sure that everything is where we want it. But staff is aware of it. We've been communicating for a while, to make sure that we're on top of

our pool contractor and janitorial staff, so when the time comes to actually take it over, we'll be ready to go.

Mr. Vidrine: Just as quick clarification on the bids you're getting for the maintenance, when they're walking and looking at what's out there to maintain, are they actually looking at also what needs to be replaced, if anything needs to be replaced and will they include it as a separate line item?

Mr. Scheerer: Well, in the budget for 2024/2025, there was an Excel spreadsheet that itemized all of the different phases, including Phase 8. Phase 8 in this year's budget, only contemplated for five months of maintenance. It may be less than that, depending on how long Pulte takes to develop Phase 8. The turnover process is a lot different. We actually take a copy of the actual landscape plan, notes are made on the plan, issues are identified and then that is circulated to, in this case, Lennar for Phase 7 and Pulte for Phase 4C. Any deficiencies will have to be corrected. They'll be noted. They have to be corrected prior to us taking over any maintenance of that. So, I know Phase 4C has a bunch of trees that are down. One of the things that I talked about for Phase 4C, is I don't want pond conditions in Phase 4C. I'm not picking on Phase 5, but Phase 5 had a lot of aquatic vegetation in it, when we took that pond over. We're not going to take the other ponds looking that same way.

Mr. Vidrine: Right.

Mr. Scheerer: I've been told by the developer, that those will be corrected prior to turnover. So, I know that they mowed the Pond 27, which is the large pond that takes in all of the stormwater. They have a lot of work to do on that one. I'm not sure if they're looking to turn that over to us at some point, but I know all of the ponds in Phase 4C. There are three ponds in Phase 7, one of which is right back here, the rectangle pond. You have the two teardrops on either end of the project in Phase 7. I've already communicated with both developers, that those need to be cleaned prior to us taking them over. Then of course, we'll wait on the engineer to certify them complete and the RFPs have been transferred.

Mr. Vidrine: I'm sure it's on your radar, but make sure you get the irrigation as-builts.

Mr. Scheerer: Of course.

Mr. Vidrine: Were you able to get the ones previously?

Mr. Scheerer: Yes.

Mr. Vidrine: So, we have them all.

Mr. Scheerer: We're up to speed on all as-builts right now. The difference is, the Phase 5 area that was being built over in there, had a hand drawn as-built, whereas United Land had a digital as-built, which are great. They just redline it right on the document and send it to us electronically. We do have everything, so we'll request the same thing for Phases 4C and 7.

Mr. Vidrine: Can I get a copy of whatever landscaping is in Tohoqua Boulevard, the big median there. Once it gets developed, I'll need the as built to tie in.

Mr. Scheerer: Yes, sir.

Mr. Vidrine: Thank you.

Mr. Flint: The last island on Tohoqua Boulevard on the south end, looks like it has St. Augustine. Everything else is Zoysia. It's going to be on the list, right?

Mr. Scheerer: Yes, of course. Just so you know, that's all part of the Phase 7 improvement.

Mr. Flint: Right.

Mr. Scheerer: None of that has been turned over. We've not accepting anything. We do have all of the landscape and irrigation plans for Phases 4C, 7 and 8.

Mr. Flint: The parks in Phase 7 haven't been accepted either. We're not maintaining them.

Mr. Scheerer: No, sir. Not a thing. Lennar, for Phase 7, I guess, came up with the idea for a mew in the middle of the townhomes and they put the fence up, to keep the contractors from destroying some of that. But none of that is ours yet. We have not been asked to take it over. We have not been asked to walk it and we'll have those conversations again with both Pulte and Lennar, that everything needs to be per plan. I know United Land does a really good job. Mr. John Borland does a really good job of using those plans to identify the location and what it is that's deficient and needs to be corrected, prior to the turnover. That will be sent out to each of the contractors. Once they tell us that's been completed, we'll do another walk to verify. Then once it's all been completed, we'll go ahead and recommend acceptance and bring a proposal back for United Land to go ahead and continue services. We have pricing for all eight phases. Anything budget-wise from the homeowner's perspective, just get with Chris, Marcia or me. If there's something we need to look at that we haven't thought of, which I think we prep a pretty good extensive budget here, I will be happy to research it and see if there's any additional pricing that we need.

Mr. Qureshi: Then on a side note, where can I find a drawing? You keep mentioning Phases 4C and 7. Where can I find a drawing which will identify what section is what?

Mr. Scheerer: I have some maps that I can share with you. I actually have the landscape and irrigation plans, but I also have just an overview that highlights what's in Phases 4C and 7 and I'll be happy to share that with you.

Mr. Qureshi: Because I usually walk on that side where they are building houses. When he was talking about the Clubhouse, 30 to 60 days is pretty fast. I think it's going to be lower than that.

Mr. Scheerer: I can only go by what they're telling me, but if it's within 30 to 60 days great, but if not, okay. We're not going to take anything over that isn't ready to be accepted by the District, especially the Clubhouse, the pool and any of the hardscape, as we have an insurance component to that. Once we take it over, we want to make sure we have all of that information documented and sent to our insurance provider, so they can update the policy and include those assets in their policy.

Mr. Qureshi: If you could help me out with the map.

Mr. Scheerer: Yes, sir. I don't have one with me.

Mr. Flint: Let me check. Remind me.

Mr. Scheerer: There's also an Engineer's Report that has all the phases in it. So, that's available as well.

Mr. Qureshi: Okay.

Mr. Scheerer: It will show all of the ponds and all of the different phases. But ours are color coded for landscape purposes. So, you'll be able to identify the tracks. We'll get that to you, sir.

Mr. Qureshi: I would appreciate it. Thank you.

D. Amenity Manager's Report

Mr. Flint: All right. Amenity report.

Mr. Calleja: Your agenda package included the Amenity Report for the previous two months. It included an event recap for January and February, for some of the events that we held, as well as the upcoming events starting in March. We will be changing the pool hours for

daylight savings time, starting this month. We have some wonderful events planned for the community.

i. Discussion of Resident Request to Purchase Endurance Climbing Machine and Fitness Step Platform

Ms. Calleja: Another item that I wanted to bring to the table today, was we received a request for a stepper machine, to replace an elliptical trainer. The price is a little over \$7,000, but they are willing to give us a trade in value of \$400 for our elliptical. Our elliptical is in good shape. It's in good working order. It's no longer under warranty, but it still works just fine. They are also asking for a fitness stepper, which is only \$140, for the Board to consider.

Mr. Flint: We wanted to bring it to the Board, because we had the request, but we would have to remove one piece of equipment that's working fine right now and then incur an expense of 7,000 or \$8,000 for the climbing machine. It's not something that we budgeted for and I think it would make more sense, when we have to replace the current equipment, to re-evaluate the pieces and at that time, consider purchasing a stair stepper, unless the Board wants otherwise. But it would be our recommendation that we don't move forward at this point with that, if the Board agrees.

Mr. Vidrine: Yeah, if the equipment's not broken and worn out.

Mr. Flint: It's not. We're not incurring a significant maintenance expense with the current equipment, but it is getting toward the end of its useful life, when you look at how many years those pieces of equipment should last. But we're not having maintenance issues with the equipment right now. We can still get parts. So, I don't know that it makes sense to pull one of those out and replace it at this point.

Mr. Vidrine: It's also a function of how many people are asking for it. Sometimes we do surveys to see what residents want. Is it just one person?

Mr. Hooker: One person wants it for \$7,000.

Mr. Flint: Some people have strong opinions and desires. It appears there is Board consensus not to move forward at this point, so you can relay that back to the resident.

Mr. Calleja: I sure will. Thank you for your time. That's all I have.

E. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the Check Register from December 1, 2024 through February 24, 2025, for the General Fund and Board compensation, in the total amount of \$1,449,077.51. A significant amount of that, \$1,031,910, is assessment revenue, which was disbursed from the county in one disbursement and includes operation and maintenance (O&M) and debt service. We have to transfer the debt service portion to the trustee. So, a significant amount of that \$1 million plus, is just moving the debt service assessment revenue to the trustee. As, you know, you get a 4% discount if you pay taxes in November, 3% in December and 2% in January. So, we see a significant amount of assessment revenue coming in the December timeframe from the county, as a result of people paying their tax bills. 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 December 1, 2024 through February 24, 2025 in the amount of \$1,449,077.51 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financials through January 31, 2025. This is for the four months of Fiscal Year 2025. We have a combined balance sheet, showing all of the funds and the Statement of Revenue and Expenditures for each of the funds. For the General Fund, you can see that we collected \$1.42 million of the \$1.46 million that we certified for collection, which is impressive. So, it appears a lot of people have already paid their taxes in November and December. That's a pretty high collection rate, at this point and we're ultimately going to be over 100% collected each year.

Mr. Vidrine: That's great.

Mr. Flint: For our expenses, you can see the prorated budget, which is in most cases, a one-twelfth month proration. Then our actuals in all categories, are under our prorated budget at this point in the year.

Mr. Vidrine: We have a surplus, meaning that we're budgeting appropriately, which is great.

Mr. Flint: Yeah, we're doing well on the budget.

Mr. Vidrine: Yes, it's a healthy budget that you put in here and you're not exceeding it, which is great.

Mr. Flint: Our direct assessments, per the direct assessment schedule, are all paid and current as well. Are there any questions on the financials? No action is required on those, but if you have any questions, we can discuss them.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any Other Business? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Any there any Supervisors Requests?

Mr. Vidrine: Not at this time.

EIGHTH 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 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tohoqua Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 6, 2025
HOUR: 9:00 AM
LOCATION: 1830 Fulfilment Drive
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2025.

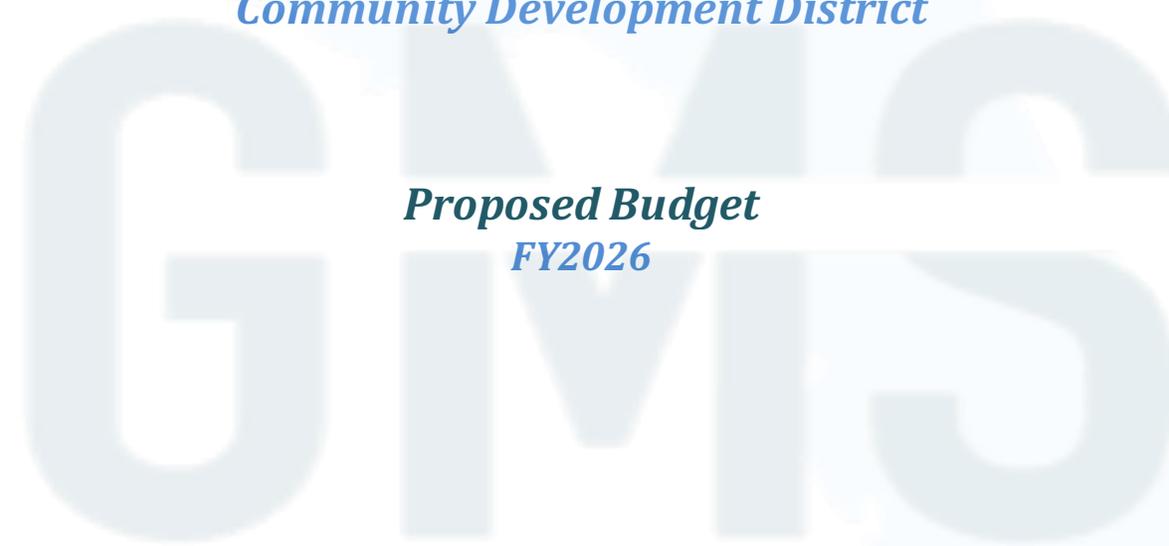
ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



Tohoqua
Community Development District

Proposed Budget
FY2026



Table of Contents

1-3	<u>General Fund</u>
4-11	<u>General Fund Narrative</u>
12	<u>Capital Reserve Fund</u>
13	<u>Debt Service Fund Series 2018</u>
14	<u>Amortization Schedule Series 2018</u>
15	<u>Debt Service Fund Series 2021 Phase 2</u>
16	<u>Amortization Schedule Series 2021 Phase 2</u>
17	<u>Debt Service Fund Series 2021 Phase 4A/5A</u>
18	<u>Amortization Schedule Series 2021 Phase 4A/5A</u>
19	<u>Debt Service Fund Series 2022 Phase 3A/6A</u>
20	<u>Amortization Schedule Series 2022 Phase 3A/6A</u>
21	<u>Debt Service Fund Series 2023 Phase 4B/5B</u>

Table of Contents

22	<u>Amortization Schedule Series 2023 Phase 4B/5B</u>
23	<u>Debt Service Fund Series 2023 Phase 4C</u>
24	<u>Amortization Schedule Series 2023 Phase 4C</u>
25	<u>Debt Service Fund Series 2024 Phase 7</u>
26	<u>Amortization Schedule Series 2024 Phase 7</u>

Tohoqua
Community Development District
General Fund
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Collector	\$ 1,459,638	\$ 1,437,535	\$ 22,103	\$ 1,459,638	\$ 1,664,769
Assessments - Direct	\$ 343,152	\$ 257,364	\$ 85,788	\$ 343,152	\$ 136,906
Cost Share Revenue	\$ 10,496	\$ -	\$ 10,496	\$ 10,496	\$ 11,144
Special Events Revenue	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 17,500
Miscellaneous Revenue	\$ -	\$ 5,130	\$ 2,565	\$ 7,695	\$ -
Interest Income	\$ -	\$ 548	\$ 16,375	\$ 16,923	\$ 8,462
Carry Forward Surplus	\$ -	\$ 514,816	\$ -	\$ 514,816	\$ 122,833
Total Revenues	\$ 1,825,286	\$ 2,215,393	\$ 143,328	\$ 2,358,721	\$ 1,961,614
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 2,200	\$ 6,000	\$ 8,200	\$ 12,000
FICA Expense	\$ 918	\$ 168	\$ 459	\$ 627	\$ 918
Engineering	\$ 12,000	\$ 913	\$ 6,000	\$ 6,913	\$ 10,000
Attorney	\$ 25,000	\$ 5,069	\$ 12,500	\$ 17,569	\$ 20,000
Annual Audit	\$ 12,000	\$ -	\$ 11,300	\$ 11,300	\$ 12,800
Assessment Administration	\$ 11,130	\$ 11,130	\$ -	\$ 11,130	\$ 11,464
Arbitrage	\$ 3,600	\$ 1,800	\$ 1,350	\$ 3,150	\$ 3,600
Dissemination	\$ 22,500	\$ 11,350	\$ 11,250	\$ 22,600	\$ 22,500
Trustee Fees	\$ 36,239	\$ 16,732	\$ 19,507	\$ 36,239	\$ 39,863
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 46,350
Information Technology	\$ 2,004	\$ 1,930	\$ 1,002	\$ 2,932	\$ 2,064
Website Maintenance	\$ 1,336	\$ 668	\$ 668	\$ 1,336	\$ 1,376
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 410	\$ 500	\$ 910	\$ 1,000
Insurance	\$ 7,127	\$ 6,631	\$ -	\$ 6,631	\$ 8,810
Printing & Binding	\$ 3,000	\$ 322	\$ 1,500	\$ 1,822	\$ 3,000
Legal Advertising	\$ 3,800	\$ 669	\$ 2,500	\$ 3,169	\$ 3,800
Other Current Charges	\$ 2,000	\$ 719	\$ 1,000	\$ 1,719	\$ 2,000
Property Appraiser Fees	\$ 500	\$ 570	\$ -	\$ 570	\$ 600
Office Supplies	\$ 625	\$ 2	\$ 313	\$ 314	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 202,253	\$ 83,957	\$ 98,348	\$ 182,305	\$ 202,920
Operations & Maintenance					
<i>Contract Services</i>					
Field Management	\$ 24,075	\$ 12,038	\$ 12,038	\$ 24,075	\$ 24,797
Amenities Management	\$ 140,450	\$ 70,225	\$ 70,225	\$ 140,450	\$ 144,664
Landscape Maintenance	\$ 529,094	\$ 167,882	\$ 347,613	\$ 515,495	\$ 604,509
Lake Maintenance	\$ 34,720	\$ 6,710	\$ 6,360	\$ 13,070	\$ 30,240
Pool Maintenance	\$ 40,320	\$ 11,610	\$ 15,285	\$ 26,895	\$ 42,300
Pest Control	\$ 1,404	\$ 408	\$ 564	\$ 971	\$ 1,440
Janitorial Services	\$ 41,520	\$ 9,996	\$ 18,234	\$ 28,230	\$ 41,460
Contract Services Subtotal:	\$ 811,583	\$ 278,868	\$ 470,318	\$ 749,186	\$ 889,410

Tohoqua
Community Development District
General Fund
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
<i>Repairs & Maintenance</i>					
Landscape Replacement	\$ 30,000	\$ 19,202	\$ 10,000	\$ 29,202	\$ 30,000
Mulch	\$ 50,000	\$ -	\$ 63,800	\$ 63,800	\$ 50,000
Tree Removal & Replacement	\$ 20,000	\$ 13,836	\$ 52,500	\$ 66,336	\$ 20,000
Irrigation Repairs	\$ 5,000	\$ 1,445	\$ 2,500	\$ 3,945	\$ 5,000
Stormwater Inspections	\$ 10,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 10,000	\$ 1,435	\$ 5,000	\$ 6,435	\$ 10,000
Hurricane Cleanup	\$ -	\$ 22,318	\$ -	\$ 22,318	\$ -
Sidewalk Maintenance	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Signage	\$ 1,500	\$ 385	\$ 750	\$ 1,135	\$ 1,500
Walls & Monument Repair	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Pressure Washing	\$ 17,500	\$ -	\$ 10,500	\$ 10,500	\$ 17,500
Fencing	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
<i>Repairs & Maintenance Subtotal:</i>	\$ 150,000	\$ 58,621	\$ 148,050	\$ 206,671	\$ 140,000
<i>Utilities</i>					
Amenity Center - Electric	\$ 38,280	\$ 11,951	\$ 15,000	\$ 26,951	\$ 38,280
Amenity Center - Water	\$ 18,480	\$ 10,502	\$ 12,000	\$ 22,502	\$ 26,400
Electric	\$ 2,500	\$ 142	\$ 240	\$ 382	\$ 2,500
Water & Sewer	\$ 120,000	\$ 36,373	\$ 31,200	\$ 67,573	\$ 120,000
Streetlights	\$ 125,000	\$ 40,294	\$ 53,346	\$ 93,640	\$ 134,436
<i>Utilities Subtotal:</i>	\$ 304,260	\$ 99,262	\$ 111,786	\$ 211,048	\$ 321,616
<i>Amenities</i>					
Property Insurance	\$ 54,366	\$ 32,204	\$ -	\$ 32,204	\$ 54,366
Pool Attendants	\$ 30,000	\$ 870	\$ 15,000	\$ 15,870	\$ 32,400
Facility Maintenance	\$ 98,509	\$ 49,254	\$ 49,254	\$ 98,509	\$ 113,750
Pool Repairs & Maintenance	\$ 25,000	\$ 18,946	\$ 16,000	\$ 34,946	\$ 45,000
Pool Permits	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Access Cards & Equipment Supplies	\$ 6,000	\$ 171	\$ 6,420	\$ 6,591	\$ 6,600
Fire Alarm & Security Monitoring	\$ 840	\$ 210	\$ 210	\$ 420	\$ 840
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Fire Extinguisher Inspections	\$ 100	\$ -	\$ 100	\$ 100	\$ 150
Amenity Signage	\$ 4,000	\$ 333	\$ 2,000	\$ 2,333	\$ 4,000
Repairs & Maintenance	\$ 10,000	\$ 4,906	\$ 5,000	\$ 9,906	\$ 10,000
Office Supplies	\$ 1,000	\$ 1,236	\$ 500	\$ 1,736	\$ 2,000
Operating Supplies	\$ 5,000	\$ 1,303	\$ 2,500	\$ 3,803	\$ 6,000
Doggie Pots	\$ 3,500	\$ 1,489	\$ 1,750	\$ 3,239	\$ 3,500
Special Events	\$ 25,000	\$ 7,910	\$ 12,500	\$ 20,410	\$ 35,000
Termite Bond	\$ 600	\$ -	\$ 600	\$ 600	\$ 618
Holiday Décor	\$ 15,625	\$ 5,100	\$ -	\$ 5,100	\$ 15,794
<i>Amenities Subtotal:</i>	\$ 282,190	\$ 123,932	\$ 113,484	\$ 237,417	\$ 332,668
<i>Other</i>					
Contingency	\$ 25,000	\$ 464	\$ 12,500	\$ 12,964	\$ 25,000
Capital Reserve	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<i>Other Subtotal:</i>	\$ 75,000	\$ 464	\$ 62,500	\$ 62,964	\$ 75,000
Total Operations & Maintenance:	\$ 1,623,033	\$ 561,147	\$ 906,139	\$ 1,467,286	\$ 1,758,694
Total Expenditures	\$ 1,825,286	\$ 645,103	\$ 1,004,487	\$ 1,649,591	\$ 1,961,614
Excess Revenues/(Expenditures)	\$ -	\$ 1,570,289	\$ (861,160)	\$ 709,130	\$ -

Tohoqua
Community Development District
General Fund - Increased Assessments

Product	Assessable Units	ERU	Total ERU's	FY26 Net Assessment	FY 26 Gross Assessment	FY 26 Net Per Unit	FY26 Gross Per Unit	FY25 Gross Per Unit	Increase
Phase 1 - Mattamy - Tax Roll									
Townhome	101	0.6	60.6	\$ 61,433	\$ 65,354	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 40'	69	0.8	55.2	\$ 55,959	\$ 59,530	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 45'	97	0.9	87.3	\$ 88,500	\$ 94,149	\$912.37	\$970.61	\$970.61	\$0.00
Single-Family 55'	61	1.1	67.1	\$ 68,022	\$ 72,364	\$1,115.12	\$1,186.30	\$1,186.30	\$0.00
Single-Family 70'	1	1.4	1.4	\$ 1,419	\$ 1,510	\$1,419.24	\$1,509.83	\$1,509.83	\$0.00
Total Phase 1 - Mattamy	329			\$ 275,333	\$ 292,907				
Phase 2 - Lennar - Tax Roll									
Single-Family 32'	115	0.65	74.75	\$ 75,777	\$ 80,614	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 50'	112	1	112	\$ 113,539	\$ 120,786	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 2 - Lennar	227			\$ 189,317	\$ 201,401				
Phase 3 - Lennar - Tax Roll									
Townhome	61	0.6	36.6	\$ 37,103	\$ 39,471	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	46	0.65	29.9	\$ 30,311	\$ 32,246	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 50'	48	1	48	\$ 48,660	\$ 51,766	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 3 - Lennar	155			\$ 116,074	\$ 123,483				
Phase 4A/5A - Pulte - Tax Roll									
Multi-Family-Duplex	68	0.6	40.8	\$ 41,361	\$ 44,001	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	57	0.65	37.05	\$ 37,559	\$ 39,957	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 40'	37	0.8	29.6	\$ 30,007	\$ 31,922	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	87	1	87	\$ 88,196	\$ 93,825	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 4A/5A - Pulte	249			\$ 197,122	\$ 209,705				
Phase 4B - Pulte - Tax Roll									
Single-Family 32'	67	0.65	43.55	\$ 44,149	\$ 46,967	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 40'	38	0.8	30.4	\$ 30,818	\$ 32,785	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	21	1	21	\$ 21,289	\$ 22,647	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 4B - Pulte	126			\$ 96,255	\$ 102,399				
Phase 5B - Pulte - Direct									
Multi-Family-Duplex	72	0.6	43.2	\$ 43,794	\$ 46,589	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 50'	61	1	61	\$ 61,838	\$ 65,785	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 5B - Pulte	133			\$ 105,632	\$ 112,374				
Phase 6 - Lennar - Tax Roll									
Townhome	61	0.6	37	\$ 37,103	\$ 39,471	\$608.25	\$647.07	\$647.07	\$0.00
Total Phase 6 - Lennar	61			\$ 37,103	\$ 39,471				
Phase 4C - Pulte - Tax Roll									
Townhome	90	0.6	54	\$ 54,742	\$ 58,236	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	25	0.65	16.25	\$ 16,473	\$ 17,525	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 40'	102	0.8	81.6	\$ 82,721	\$ 88,002	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	32	1	32	\$ 32,440	\$ 34,510	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 4C - Pulte	249			\$ 186,377	\$ 198,273				
Phase 7 - Lennar - Tax Roll									
Townhome	95	0.6	57	\$ 57,783	\$ 61,472	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	123	0.65	79.95	\$ 81,049	\$ 86,222	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 50'	116	1	116	\$ 117,594	\$ 125,100	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 7 - Lennar	334			\$ 256,426	\$ 272,794				
Phase 8 - Pulte - Tax Roll									
Townhome	33	0.6	19.8	\$ 20,072	\$ 21,353	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	123	0.65	79.95	\$ 81,049	\$ 86,222	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 40'	62	0.8	49.6	\$ 50,282	\$ 53,491	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	53	1	53	\$ 53,728	\$ 57,158	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 8 - Pulte	271			\$ 205,131	\$ 218,224				
Total Tax Roll	2134			\$ 1,664,769	\$ 1,771,031				
Phase 8 - Pulte - Direct									
Townhome	32	0.6	19.2	\$ 19,464	\$ 20,706	\$608.25	\$647.07	\$647.07	\$0.00
Single-Family 32'	41	0.65	26.65	\$ 27,016	\$ 28,741	\$658.93	\$700.99	\$700.99	\$0.00
Single-Family 40'	64	0.8	51.2	\$ 51,904	\$ 55,217	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	38	1	38	\$ 38,522	\$ 40,981	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 8 - Pulte	175			\$ 136,906	\$ 145,645				
Total Direct	175			\$ 136,906	\$ 145,645				
Total Assessments	2309		1777	\$ 1,801,675	\$ 1,916,675				

Tohoqua

Community Development District

General Fund Budget

Revenues:

Assessments

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

Cost Share Revenue

The property being developed as commercial and multi-family is not located within the boundaries of the District however the property will benefit from the roadways and landscaping owned and maintained by the District. The District and property owner have entered into a Cost Share Agreement ("Agreement") that calculates the benefit for the developed and undeveloped property and the estimated annual income based upon this Agreement are reflected in the annual budget.

Special Events Revenue

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

Interest Income

Interest income earned on excess funds invested through the State Board of Administration.

Expenditures:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Tohoqua

Community Development District

General Fund Budget

Annual Audit

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

Assessment Administration

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

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, Series 2023 Phase 4C and two anticipated bond series.

Dissemination

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

Trustee Fees

The District issued the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, and Series 2023 Phase 4C Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. The cost also includes fees for two anticipated bond series.

Management Fees

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

Information Technology

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

Website Maintenance

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

Tohoqua
Community Development District
General Fund Budget

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Property Appraiser Fees

Represents fees paid to the Osceola County Property Appraisers Office.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Contract Services:

Field Management

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

Tohoqua

Community Development District

General Fund Budget

Amenities Management

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

Landscape Maintenance

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

Description	Annually
Phase 1	\$73,460
Phase 2 and Pond 3	\$53,436
Cross Prairie Pkwy	\$45,340
Additional 2 Ponds	\$8,652
Amenity Center	\$35,964
East Cross Prairie Pkwy	\$47,808
Phase 6	\$53,592
Phase 5	\$13,104
Phase 4A/4B	\$59,780
Phase 3	\$35,856
Phase 4C	\$24,648
Phase 4C Amenity	\$10,218
Phase 7	\$69,105
Phase 8A/8B	\$73,546
Total	\$604,509

Lake Maintenance

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

Description	Monthly	Annually
Pond Maintenance	\$2,220	\$26,640
Dump Fees	\$200	\$2,400
Water Analysis Testing	\$100	\$1,200
Total		\$34,720

Pool Maintenance

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

Description	Monthly	Annually
Main Amenity Center Pool – 5x per week service	\$1,900	\$22,800
Phase 4C	\$1,625	\$19,500
Total		\$42,300

Tohoqua

Community Development District

General Fund Budget

Pest Control

The District is contracted with Turner Pest Control for integrated pest management and rodent control.

Description	Monthly	Annually
Pest Control	\$120	<u>\$1,440</u>
Total		\$1,440

Janitorial Services

The District is contracted with a janitorial company to provide janitorial services for the amenity center.

Repairs & Maintenance

Landscape Replacement

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

Mulch

Represents the estimated cost of replacing mulch throughout the District.

Tree Removal & Replacement

Represents the estimated costs of removing or replacing trees throughout the year.

Irrigation Repairs

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

Stormwater Inspections

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

General Repairs & Maintenance

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

Sidewalk Maintenance

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

Signage

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

Tohoqua
Community Development District
General Fund Budget

Walls & Monuments Repair

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

Pressure Washing

Represents the estimated cost of pressure washing.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Utilities:

Amenity Center - Electric

Represents estimated electric charges for the District's pool.

Amenity Center – Water

Represents estimated water charges for the District's pool.

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Streetlights

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

Amenities:

Property Insurance

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

Pool Attendants

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

Facility Maintenance

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

Tohoqua
Community Development District
General Fund Budget

Pool Repairs & Maintenance

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

Pool Permits

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

Access Cards & Equipment Supplies

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

Fire Alarm & Security Monitoring

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

Fire Alarm & Security Monitoring Repairs

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

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

Amenity Signage

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

Repairs & Maintenance

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

Office Supplies

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

Operating Supplies

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

Doggie Pots

Represents the costs of purchasing doggie pots.

Special Events

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

Termite Bond

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

Tohoqua
Community Development District
General Fund Budget

Holiday Décor

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

Other:

Contingency

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

Capital Reserve

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

Tohoqua
Community Development District
Capital Reserve Fund
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Carry Forward Surplus	\$ 27,047	\$ 27,043	\$ -	\$ 27,043	\$ 77,847
Interest	\$ -	\$ 536	\$ 268	\$ 804	\$ 402
Transfer In	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Total Revenues	\$ 77,047	\$ 27,579	\$ 50,268	\$ 77,847	\$ 128,249
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 77,047	\$ 27,579	\$ 50,268	\$ 77,847	\$ 128,249

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 137,458	\$ 135,373	\$ 2,085	\$ 137,458	\$ 137,458
Interest	\$ -	\$ 3,238	\$ 1,619	\$ 4,857	\$ 2,428
Carry Forward Surplus	\$ 83,376	\$ 85,011	\$ -	\$ 85,011	\$ 90,306
Total Revenues	\$ 220,834	\$ 223,622	\$ 3,704	\$ 227,326	\$ 230,192
Expenditures					
Interest Payment - 11/01	\$ 46,010	\$ 46,010	\$ -	\$ 46,010	\$ 44,953
Principal Payment - 05/01	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 45,000
Interest Payment - 05/01	\$ 46,010	\$ -	\$ 46,010	\$ 46,010	\$ 44,953
Total Expenditures	\$ 137,020	\$ 46,010	\$ 91,010	\$ 137,020	\$ 134,905
Excess Revenues/(Expenditures)	\$ 83,814	\$ 177,612	\$ (87,306)	\$ 90,306	\$ 95,287

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$43,895

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

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

Tohoqua
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 1,890,000.00	\$ -	\$ 44,952.50	\$ 135,962.50
05/01/26	\$ 1,890,000.00	\$ 45,000.00	\$ 44,952.50	
11/01/26	\$ 1,845,000.00	\$ -	\$ 43,895.00	\$ 133,847.50
05/01/27	\$ 1,845,000.00	\$ 50,000.00	\$ 43,895.00	
11/01/27	\$ 1,795,000.00	\$ -	\$ 42,720.00	\$ 136,615.00
05/01/28	\$ 1,795,000.00	\$ 50,000.00	\$ 42,720.00	
11/01/28	\$ 1,745,000.00	\$ -	\$ 41,545.00	\$ 134,265.00
05/01/29	\$ 1,745,000.00	\$ 55,000.00	\$ 41,545.00	
11/01/29	\$ 1,690,000.00	\$ -	\$ 40,252.50	\$ 136,797.50
05/01/30	\$ 1,690,000.00	\$ 55,000.00	\$ 40,252.50	
11/01/30	\$ 1,635,000.00	\$ -	\$ 38,960.00	\$ 134,212.50
05/01/31	\$ 1,635,000.00	\$ 60,000.00	\$ 38,960.00	
11/01/31	\$ 1,575,000.00	\$ -	\$ 37,550.00	\$ 136,510.00
05/01/32	\$ 1,575,000.00	\$ 60,000.00	\$ 37,550.00	
11/01/32	\$ 1,515,000.00	\$ -	\$ 36,140.00	\$ 133,690.00
05/01/33	\$ 1,515,000.00	\$ 65,000.00	\$ 36,140.00	
11/01/33	\$ 1,450,000.00	\$ -	\$ 34,612.50	\$ 135,752.50
05/01/34	\$ 1,450,000.00	\$ 70,000.00	\$ 34,612.50	
11/01/34	\$ 1,380,000.00	\$ -	\$ 32,967.50	\$ 137,580.00
05/01/35	\$ 1,380,000.00	\$ 70,000.00	\$ 32,967.50	
11/01/35	\$ 1,310,000.00	\$ -	\$ 31,322.50	\$ 134,290.00
05/01/36	\$ 1,310,000.00	\$ 75,000.00	\$ 31,322.50	
11/01/36	\$ 1,235,000.00	\$ -	\$ 29,560.00	\$ 135,882.50
05/01/37	\$ 1,235,000.00	\$ 80,000.00	\$ 29,560.00	
11/01/37	\$ 1,155,000.00	\$ -	\$ 27,680.00	\$ 137,240.00
05/01/38	\$ 1,155,000.00	\$ 80,000.00	\$ 27,680.00	
11/01/38	\$ 1,075,000.00	\$ -	\$ 25,800.00	\$ 133,480.00
05/01/39	\$ 1,075,000.00	\$ 85,000.00	\$ 25,800.00	
11/01/39	\$ 990,000.00	\$ -	\$ 23,760.00	\$ 134,560.00
05/01/40	\$ 990,000.00	\$ 90,000.00	\$ 23,760.00	
11/01/40	\$ 900,000.00	\$ -	\$ 21,600.00	\$ 135,360.00
05/01/41	\$ 900,000.00	\$ 95,000.00	\$ 21,600.00	
11/01/41	\$ 805,000.00	\$ -	\$ 19,320.00	\$ 135,920.00
05/01/42	\$ 805,000.00	\$ 100,000.00	\$ 19,320.00	
11/01/42	\$ 705,000.00	\$ -	\$ 16,920.00	\$ 136,240.00
05/01/43	\$ 705,000.00	\$ 105,000.00	\$ 16,920.00	
11/01/43	\$ 600,000.00	\$ -	\$ 14,400.00	\$ 136,320.00
05/01/44	\$ 600,000.00	\$ 110,000.00	\$ 14,400.00	
11/01/44	\$ 490,000.00	\$ -	\$ 11,760.00	\$ 136,160.00
05/01/45	\$ 490,000.00	\$ 115,000.00	\$ 11,760.00	
11/01/45	\$ 375,000.00	\$ -	\$ 9,000.00	\$ 135,760.00
05/01/46	\$ 375,000.00	\$ 120,000.00	\$ 9,000.00	
11/01/46	\$ 255,000.00	\$ -	\$ 6,120.00	\$ 135,120.00
05/01/47	\$ 255,000.00	\$ 125,000.00	\$ 6,120.00	
11/01/47	\$ 130,000.00	\$ -	\$ 3,120.00	\$ 134,240.00
05/01/48	\$ 130,000.00	\$ 130,000.00	\$ 3,120.00	\$ 133,120.00
		\$ 1,980,000.00	\$ 1,454,070.00	\$ 3,522,077.50

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 144,764	\$ 142,573	\$ 2,191	\$ 144,764	\$ 144,764
Interest	\$ -	\$ 2,909	\$ 1,455	\$ 4,364	\$ 2,182
Carry Forward Surplus	\$ 62,666	\$ 64,367	\$ -	\$ 64,367	\$ 72,370
Total Revenues	\$ 207,430	\$ 209,849	\$ 3,646	\$ 213,495	\$ 219,316
Expenditures					
Interest Payment - 11/01	\$ 43,063	\$ 43,063	\$ -	\$ 43,063	\$ 42,409
Principal Payment - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest Payment - 05/01	\$ 43,063	\$ -	\$ 43,063	\$ 43,063	\$ 42,409
Total Expenditures	\$ 141,125	\$ 43,063	\$ 98,063	\$ 141,125	\$ 144,819
Excess Revenues/(Expenditures)	\$ 66,305	\$ 166,787	\$ (94,417)	\$ 72,370	\$ 74,497

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$41,697

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

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,300,000.00	\$ -	\$ 42,409.38	\$ 140,471.88
05/01/26	\$ 2,300,000.00	\$ 60,000.00	\$ 42,409.38	
11/01/26	\$ 2,300,000.00	\$ -	\$ 41,696.88	\$ 144,106.25
05/01/27	\$ 2,300,000.00	\$ 60,000.00	\$ 41,696.88	
11/01/27	\$ 2,240,000.00	\$ -	\$ 40,834.38	\$ 142,531.25
05/01/28	\$ 2,240,000.00	\$ 60,000.00	\$ 40,834.38	
11/01/28	\$ 2,180,000.00	\$ -	\$ 39,971.88	\$ 140,806.25
05/01/29	\$ 2,180,000.00	\$ 65,000.00	\$ 39,971.88	
11/01/29	\$ 2,115,000.00	\$ -	\$ 39,037.50	\$ 144,009.38
05/01/30	\$ 2,115,000.00	\$ 65,000.00	\$ 39,037.50	
11/01/30	\$ 2,050,000.00	\$ -	\$ 38,103.13	\$ 142,140.63
05/01/31	\$ 2,050,000.00	\$ 65,000.00	\$ 38,103.13	
11/01/31	\$ 1,985,000.00	\$ -	\$ 37,168.75	\$ 140,271.88
05/01/32	\$ 1,985,000.00	\$ 70,000.00	\$ 37,168.75	
11/01/32	\$ 1,915,000.00	\$ -	\$ 35,987.50	\$ 143,156.25
05/01/33	\$ 1,915,000.00	\$ 70,000.00	\$ 35,987.50	
11/01/33	\$ 1,845,000.00	\$ -	\$ 34,806.25	\$ 140,793.75
05/01/34	\$ 1,845,000.00	\$ 75,000.00	\$ 34,806.25	
11/01/34	\$ 1,770,000.00	\$ -	\$ 33,540.63	\$ 143,346.88
05/01/35	\$ 1,770,000.00	\$ 75,000.00	\$ 33,540.63	
11/01/35	\$ 1,695,000.00	\$ -	\$ 32,275.00	\$ 140,815.63
05/01/36	\$ 1,695,000.00	\$ 80,000.00	\$ 32,275.00	
11/01/36	\$ 1,615,000.00	\$ -	\$ 30,925.00	\$ 143,200.00
05/01/37	\$ 1,615,000.00	\$ 80,000.00	\$ 30,925.00	
11/01/37	\$ 1,535,000.00	\$ -	\$ 29,575.00	\$ 140,500.00
05/01/38	\$ 1,535,000.00	\$ 85,000.00	\$ 29,575.00	
11/01/38	\$ 1,450,000.00	\$ -	\$ 28,140.63	\$ 142,715.63
05/01/39	\$ 1,450,000.00	\$ 90,000.00	\$ 28,140.63	
11/01/39	\$ 1,360,000.00	\$ -	\$ 26,621.88	\$ 144,762.50
05/01/40	\$ 1,360,000.00	\$ 90,000.00	\$ 26,621.88	
11/01/40	\$ 1,175,000.00	\$ -	\$ 25,103.13	\$ 141,725.00
05/01/41	\$ 1,175,000.00	\$ 95,000.00	\$ 25,103.13	
11/01/41	\$ 1,175,000.00	\$ -	\$ 23,500.00	\$ 143,603.13
05/01/42	\$ 1,175,000.00	\$ 95,000.00	\$ 23,500.00	
11/01/42	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$ 140,100.00
05/01/43	\$ 1,080,000.00	\$ 100,000.00	\$ 21,600.00	
11/01/43	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 141,200.00
05/01/44	\$ 980,000.00	\$ 105,000.00	\$ 19,600.00	
11/01/44	\$ 875,000.00	\$ -	\$ 17,500.00	\$ 142,100.00
05/01/45	\$ 875,000.00	\$ 110,000.00	\$ 17,500.00	
11/01/45	\$ 765,000.00	\$ -	\$ 15,300.00	\$ 142,800.00
05/01/46	\$ 765,000.00	\$ 115,000.00	\$ 15,300.00	
11/01/46	\$ 650,000.00	\$ -	\$ 13,000.00	\$ 143,300.00
05/01/47	\$ 650,000.00	\$ 120,000.00	\$ 13,000.00	
11/01/47	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 143,600.00
05/01/48	\$ 530,000.00	\$ 125,000.00	\$ 10,600.00	\$ -
11/01/48	\$ 405,000.00	\$ -	\$ 8,100.00	\$ 143,700.00
05/01/49	\$ 405,000.00	\$ 130,000.00	\$ 8,100.00	\$ -
11/01/49	\$ 275,000.00	\$ -	\$ 5,500.00	\$ 143,600.00
05/01/50	\$ 275,000.00	\$ 135,000.00	\$ 5,500.00	\$ -
11/1/50	\$ 140,000.00	\$ -	\$ 2,800.00	\$ 143,300.00
5/1/51	\$ 140,000.00	\$ 140,000.00	\$ 2,800.00	\$ 142,800.00
		\$ 2,470,000.00	\$ 1,560,950.00	\$ 4,130,318.75

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 150,700	\$ 148,419	\$ 2,281	\$ 150,700	\$ 150,700
Interest	\$ -	\$ 2,992	\$ 1,496	\$ 4,488	\$ 2,244
Carry Forward Surplus	\$ 64,319	\$ 66,103	\$ -	\$ 66,103	\$ 74,356
Total Revenues	\$ 215,019	\$ 217,514	\$ 3,777	\$ 221,291	\$ 227,300
Expenditures					
Interest Payment - 11/01	\$ 45,968	\$ 45,968	\$ -	\$ 45,968	\$ 45,280
Principal Payment - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest Payment - 05/01	\$ 45,968	\$ -	\$ 45,968	\$ 45,968	\$ 45,280
Total Expenditures	\$ 146,935	\$ 45,968	\$ 100,968	\$ 146,935	\$ 150,560
Excess Revenues/(Expenditures)	\$ 68,084	\$ 171,546	\$ (97,190)	\$ 74,356	\$ 76,740

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$44,530

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

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,380,000.00	\$ -	\$ 45,280.00	\$ 146,247.50
05/01/26	\$ 2,380,000.00	\$ 60,000.00	\$ 45,280.00	
11/01/26	\$ 2,380,000.00	\$ -	\$ 44,530.00	\$ 149,810.00
05/01/27	\$ 2,380,000.00	\$ 60,000.00	\$ 44,530.00	
11/01/27	\$ 2,320,000.00	\$ -	\$ 43,592.50	\$ 148,122.50
05/01/28	\$ 2,320,000.00	\$ 60,000.00	\$ 43,592.50	
11/01/28	\$ 2,260,000.00	\$ -	\$ 42,655.00	\$ 146,247.50
05/01/29	\$ 2,260,000.00	\$ 65,000.00	\$ 42,655.00	
11/01/29	\$ 2,195,000.00	\$ -	\$ 41,639.38	\$ 149,294.38
05/01/30	\$ 2,195,000.00	\$ 65,000.00	\$ 41,639.38	
11/01/30	\$ 2,130,000.00	\$ -	\$ 40,623.75	\$ 147,263.13
05/01/31	\$ 2,130,000.00	\$ 70,000.00	\$ 40,623.75	
11/01/31	\$ 2,060,000.00	\$ -	\$ 39,530.00	\$ 150,153.75
05/01/32	\$ 2,060,000.00	\$ 70,000.00	\$ 39,530.00	
11/01/32	\$ 1,990,000.00	\$ -	\$ 38,270.00	\$ 147,800.00
05/01/33	\$ 1,990,000.00	\$ 75,000.00	\$ 38,270.00	
11/01/33	\$ 1,915,000.00	\$ -	\$ 36,920.00	\$ 150,190.00
05/01/34	\$ 1,915,000.00	\$ 75,000.00	\$ 36,920.00	
11/01/34	\$ 1,840,000.00	\$ -	\$ 35,570.00	\$ 147,490.00
05/01/35	\$ 1,840,000.00	\$ 80,000.00	\$ 35,570.00	
11/01/35	\$ 1,760,000.00	\$ -	\$ 34,130.00	\$ 149,700.00
05/01/36	\$ 1,760,000.00	\$ 80,000.00	\$ 34,130.00	
11/01/36	\$ 1,680,000.00	\$ -	\$ 32,690.00	\$ 146,820.00
05/01/37	\$ 1,680,000.00	\$ 85,000.00	\$ 32,690.00	
11/01/37	\$ 1,595,000.00	\$ -	\$ 31,160.00	\$ 148,850.00
05/01/38	\$ 1,595,000.00	\$ 90,000.00	\$ 31,160.00	
11/01/38	\$ 1,505,000.00	\$ -	\$ 29,540.00	\$ 150,700.00
05/01/39	\$ 1,505,000.00	\$ 90,000.00	\$ 29,540.00	
11/01/39	\$ 1,415,000.00	\$ -	\$ 27,920.00	\$ 147,460.00
05/01/40	\$ 1,415,000.00	\$ 95,000.00	\$ 27,920.00	
11/01/40	\$ 1,320,000.00	\$ -	\$ 26,210.00	\$ 149,130.00
05/01/41	\$ 1,320,000.00	\$ 95,000.00	\$ 26,210.00	
11/01/41	\$ 1,225,000.00	\$ -	\$ 24,500.00	\$ 145,710.00
05/01/42	\$ 1,225,000.00	\$ 100,000.00	\$ 24,500.00	
11/01/42	\$ 1,125,000.00	\$ -	\$ 22,500.00	\$ 147,000.00
05/01/43	\$ 1,125,000.00	\$ 105,000.00	\$ 22,500.00	
11/01/43	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 147,900.00
05/01/44	\$ 1,020,000.00	\$ 110,000.00	\$ 20,400.00	
11/01/44	\$ 910,000.00	\$ -	\$ 18,200.00	\$ 148,600.00
05/01/45	\$ 910,000.00	\$ 115,000.00	\$ 18,200.00	
11/01/45	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 149,100.00
05/01/46	\$ 795,000.00	\$ 120,000.00	\$ 15,900.00	
11/01/46	\$ 675,000.00	\$ -	\$ 13,500.00	\$ 149,400.00
05/01/47	\$ 675,000.00	\$ 125,000.00	\$ 13,500.00	
11/01/47	\$ 550,000.00	\$ -	\$ 11,000.00	\$ 149,500.00
05/01/48	\$ 550,000.00	\$ 130,000.00	\$ 11,000.00	
11/01/48	\$ 420,000.00	\$ -	\$ 8,400.00	\$ 149,400.00
05/01/49	\$ 420,000.00	\$ 135,000.00	\$ 8,400.00	
11/01/49	\$ 285,000.00	\$ -	\$ 5,700.00	\$ 149,100.00
05/01/50	\$ 285,000.00	\$ 140,000.00	\$ 5,700.00	
11/01/50	\$ 145,000.00	\$ -	\$ 2,900.00	\$ 148,600.00
05/01/51	\$ 145,000.00	\$ 145,000.00	\$ 2,900.00	\$ 147,900.00
		\$ 2,550,000.00	\$ 1,651,766.25	\$ 4,304,108.75

Tohoqua
Community Development District
Debt Service Fund - Series 2022 Phase 3A/6A
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 150,950	\$ 148,664	\$ 2,286	\$ 150,950	\$ 150,950
Interest	\$ -	\$ 2,220	\$ 1,110	\$ 3,331	\$ 1,665
Carry Forward Surplus	\$ 65,133	\$ 66,659	\$ -	\$ 66,659	\$ 72,032
Total Revenues	\$ 216,083	\$ 217,544	\$ 3,396	\$ 220,940	\$ 224,647
Expenditures					
Interest Payment - 11/01	\$ 59,454	\$ 59,454	\$ -	\$ 59,454	\$ 58,704
Principal Payment - 05/01	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Interest Payment - 05/01	\$ 59,454	\$ -	\$ 59,454	\$ 59,454	\$ 58,704
Total Expenditures	\$ 148,908	\$ 59,454	\$ 89,454	\$ 148,908	\$ 147,408
Excess Revenues/(Expenditures)	\$ 67,176	\$ 158,090	\$ (86,058)	\$ 72,032	\$ 77,240

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$57,954

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

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 2,060,000.00	\$ -	\$ 58,703.75	\$ 148,157.50
05/01/26	\$ 2,060,000.00	\$ 30,000.00	\$ 58,703.75	\$ -
11/01/26	\$ 2,030,000.00	\$ -	\$ 57,953.75	\$ 146,657.50
05/01/27	\$ 2,030,000.00	\$ 35,000.00	\$ 57,953.75	\$ -
11/01/27	\$ 1,995,000.00	\$ -	\$ 57,078.75	\$ 150,032.50
05/01/28	\$ 1,995,000.00	\$ 35,000.00	\$ 57,078.75	\$ -
11/01/28	\$ 1,960,000.00	\$ -	\$ 56,203.75	\$ 148,282.50
05/01/29	\$ 1,960,000.00	\$ 35,000.00	\$ 56,203.75	\$ -
11/01/29	\$ 1,925,000.00	\$ -	\$ 55,328.75	\$ 146,532.50
05/01/30	\$ 1,925,000.00	\$ 40,000.00	\$ 55,328.75	\$ -
11/01/30	\$ 1,800,000.00	\$ -	\$ 54,328.75	\$ 149,657.50
05/01/31	\$ 1,800,000.00	\$ 40,000.00	\$ 54,328.75	\$ -
11/01/31	\$ 1,800,000.00	\$ -	\$ 53,328.75	\$ 147,657.50
05/01/32	\$ 1,800,000.00	\$ 45,000.00	\$ 53,328.75	\$ -
11/01/32	\$ 1,800,000.00	\$ -	\$ 52,203.75	\$ 150,532.50
05/01/33	\$ 1,800,000.00	\$ 45,000.00	\$ 52,203.75	\$ -
11/01/33	\$ 1,755,000.00	\$ -	\$ 50,921.25	\$ 148,125.00
05/01/34	\$ 1,755,000.00	\$ 50,000.00	\$ 50,921.25	\$ -
11/01/34	\$ 1,705,000.00	\$ -	\$ 49,496.25	\$ 150,417.50
05/01/35	\$ 1,705,000.00	\$ 50,000.00	\$ 49,496.25	\$ -
11/01/35	\$ 1,655,000.00	\$ -	\$ 48,071.25	\$ 147,567.50
05/01/36	\$ 1,655,000.00	\$ 55,000.00	\$ 48,071.25	\$ -
11/01/36	\$ 1,600,000.00	\$ -	\$ 46,503.75	\$ 149,575.00
05/01/37	\$ 1,600,000.00	\$ 55,000.00	\$ 46,503.75	\$ -
11/01/37	\$ 1,545,000.00	\$ -	\$ 44,936.25	\$ 146,440.00
05/01/38	\$ 1,545,000.00	\$ 60,000.00	\$ 44,936.25	\$ -
11/01/38	\$ 1,485,000.00	\$ -	\$ 43,226.25	\$ 148,162.50
05/01/39	\$ 1,485,000.00	\$ 65,000.00	\$ 43,226.25	\$ -
11/01/39	\$ 1,420,000.00	\$ -	\$ 41,373.75	\$ 149,600.00
05/01/40	\$ 1,420,000.00	\$ 70,000.00	\$ 41,373.75	\$ -
11/01/40	\$ 1,205,000.00	\$ -	\$ 39,378.75	\$ 150,752.50
05/01/41	\$ 1,205,000.00	\$ 70,000.00	\$ 39,378.75	\$ -
11/01/41	\$ 1,205,000.00	\$ -	\$ 37,383.75	\$ 146,762.50
05/01/42	\$ 1,205,000.00	\$ 75,000.00	\$ 37,383.75	\$ -
11/01/42	\$ 1,205,000.00	\$ -	\$ 35,246.25	\$ 147,630.00
05/01/43	\$ 1,205,000.00	\$ 80,000.00	\$ 35,246.25	\$ -
11/01/43	\$ 1,125,000.00	\$ -	\$ 32,906.25	\$ 148,152.50
05/01/44	\$ 1,125,000.00	\$ 85,000.00	\$ 32,906.25	\$ -
11/01/44	\$ 1,040,000.00	\$ -	\$ 30,420.00	\$ 148,326.25
05/01/45	\$ 1,040,000.00	\$ 90,000.00	\$ 30,420.00	\$ -
11/01/45	\$ 950,000.00	\$ -	\$ 27,787.50	\$ 148,207.50
05/01/46	\$ 950,000.00	\$ 95,000.00	\$ 27,787.50	\$ -
11/01/46	\$ 855,000.00	\$ -	\$ 25,008.75	\$ 147,796.25
05/01/47	\$ 855,000.00	\$ 100,000.00	\$ 25,008.75	\$ -
11/01/47	\$ 755,000.00	\$ -	\$ 22,083.75	\$ 147,092.50
05/01/48	\$ 755,000.00	\$ 110,000.00	\$ 22,083.75	\$ -
11/01/48	\$ 645,000.00	\$ -	\$ 18,866.25	\$ 150,950.00
05/01/49	\$ 645,000.00	\$ 115,000.00	\$ 18,866.25	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 15,502.50	\$ 149,368.75
05/01/50	\$ 530,000.00	\$ 120,000.00	\$ 15,502.50	\$ -
11/01/50	\$ 410,000.00	\$ -	\$ 11,992.50	\$ 147,495.00
05/01/51	\$ 410,000.00	\$ 130,000.00	\$ 11,992.50	\$ -
11/01/51	\$ 280,000.00	\$ -	\$ 8,190.00	\$ 150,182.50
05/01/52	\$ 280,000.00	\$ 135,000.00	\$ 8,190.00	\$ -
11/01/52	\$ 145,000.00	\$ -	\$ 4,241.25	\$ 147,431.25
05/01/53	\$ 145,000.00	\$ 145,000.00	\$ 4,241.25	\$ 149,241.25
		\$ 2,120,000.00	\$ 2,396,647.50	\$ 4,575,847.85

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 154,199	\$ 151,102	\$ 3,097	\$ 154,199	\$ 154,199
Interest	\$ -	\$ 2,284	\$ 1,142	\$ 3,425	\$ 1,713
Carry Forward Surplus	\$ 65,283	\$ 78,445	\$ -	\$ 78,445	\$ 70,512
Total Revenues	\$ 219,482	\$ 231,831	\$ 4,239	\$ 236,069	\$ 226,424
Expenditures					
Interest Payment - 11/01	\$ 59,553	\$ 59,553	\$ -	\$ 59,553	\$ 58,485
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal Payment - 05/01	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Interest Payment - 05/01	\$ 59,553	\$ -	\$ 59,273	\$ 59,273	\$ 58,485
Total Expenditures	\$ 154,105	\$ 69,553	\$ 94,273	\$ 163,825	\$ 151,970
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (1,732)	\$ -	\$ (1,732)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (1,732)	\$ -	\$ (1,732)	\$ -
Excess Revenues/(Expenditures)	\$ 65,377	\$ 160,546	\$ (90,034)	\$ 70,512	\$ 74,454

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 **\$57,698**

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

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 2,155,000.00	\$ -	\$ 58,485.00	\$ 152,757.50
05/01/26	\$ 2,155,000.00	\$ 35,000.00	\$ 58,485.00	
11/01/26	\$ 2,120,000.00	\$ -	\$ 57,697.50	\$ 151,182.50
05/01/27	\$ 2,120,000.00	\$ 35,000.00	\$ 57,697.50	
11/01/27	\$ 2,085,000.00	\$ -	\$ 56,910.00	\$ 149,607.50
05/01/28	\$ 2,085,000.00	\$ 40,000.00	\$ 56,910.00	
11/01/28	\$ 2,045,000.00	\$ -	\$ 56,010.00	\$ 152,920.00
05/01/29	\$ 2,045,000.00	\$ 40,000.00	\$ 56,010.00	
11/01/29	\$ 2,005,000.00	\$ -	\$ 55,110.00	\$ 151,120.00
05/01/30	\$ 2,005,000.00	\$ 40,000.00	\$ 55,110.00	
11/01/30	\$ 1,965,000.00	\$ -	\$ 54,210.00	\$ 149,320.00
05/01/31	\$ 1,965,000.00	\$ 45,000.00	\$ 54,210.00	
11/01/31	\$ 1,920,000.00	\$ -	\$ 52,995.00	\$ 152,205.00
05/01/32	\$ 1,920,000.00	\$ 45,000.00	\$ 52,995.00	
11/01/32	\$ 1,875,000.00	\$ -	\$ 51,780.00	\$ 149,775.00
05/01/33	\$ 1,875,000.00	\$ 50,000.00	\$ 51,780.00	
11/01/33	\$ 1,825,000.00	\$ -	\$ 50,430.00	\$ 152,210.00
05/01/34	\$ 1,825,000.00	\$ 50,000.00	\$ 50,430.00	
11/01/34	\$ 1,775,000.00	\$ -	\$ 49,080.00	\$ 149,510.00
05/01/35	\$ 1,775,000.00	\$ 55,000.00	\$ 49,080.00	
11/01/35	\$ 1,720,000.00	\$ -	\$ 47,595.00	\$ 151,675.00
05/01/36	\$ 1,720,000.00	\$ 60,000.00	\$ 47,595.00	
11/01/36	\$ 1,660,000.00	\$ -	\$ 45,975.00	\$ 153,570.00
05/01/37	\$ 1,660,000.00	\$ 60,000.00	\$ 45,975.00	
11/01/37	\$ 1,600,000.00	\$ -	\$ 44,355.00	\$ 150,330.00
05/01/38	\$ 1,600,000.00	\$ 65,000.00	\$ 44,355.00	
11/01/38	\$ 1,535,000.00	\$ -	\$ 42,600.00	\$ 151,955.00
05/01/39	\$ 1,535,000.00	\$ 70,000.00	\$ 42,600.00	
11/01/39	\$ 1,465,000.00	\$ -	\$ 40,710.00	\$ 153,310.00
05/01/40	\$ 1,465,000.00	\$ 70,000.00	\$ 40,710.00	
11/01/40	\$ 1,395,000.00	\$ -	\$ 38,820.00	\$ 149,530.00
05/01/41	\$ 1,395,000.00	\$ 75,000.00	\$ 38,820.00	
11/01/41	\$ 1,240,000.00	\$ -	\$ 36,795.00	\$ 150,615.00
05/01/42	\$ 1,155,000.00	\$ 80,000.00	\$ 36,795.00	
11/01/42	\$ 1,155,000.00	\$ -	\$ 34,635.00	\$ 151,430.00
05/01/43	\$ 1,155,000.00	\$ 85,000.00	\$ 34,635.00	
11/01/43	\$ 1,155,000.00	\$ -	\$ 32,340.00	\$ 151,975.00
05/01/44	\$ 1,155,000.00	\$ 90,000.00	\$ 32,340.00	
11/01/44	\$ 1,065,000.00	\$ -	\$ 29,820.00	\$ 152,160.00
05/01/45	\$ 1,065,000.00	\$ 95,000.00	\$ 29,820.00	
11/01/45	\$ 970,000.00	\$ -	\$ 27,160.00	\$ 151,980.00
05/01/46	\$ 970,000.00	\$ 100,000.00	\$ 27,160.00	
11/01/46	\$ 870,000.00	\$ -	\$ 24,360.00	\$ 151,520.00
05/01/47	\$ 870,000.00	\$ 105,000.00	\$ 24,360.00	
11/01/47	\$ 765,000.00	\$ -	\$ 21,420.00	\$ 150,780.00
05/01/48	\$ 765,000.00	\$ 110,000.00	\$ 21,420.00	
11/01/48	\$ 655,000.00	\$ -	\$ 18,340.00	\$ 149,760.00
05/01/49	\$ 655,000.00	\$ 115,000.00	\$ 18,340.00	
11/01/49	\$ 540,000.00	\$ -	\$ 15,120.00	\$ 148,460.00
05/01/50	\$ 540,000.00	\$ 125,000.00	\$ 15,120.00	
11/01/50	\$ 415,000.00	\$ -	\$ 11,620.00	\$ 151,740.00
05/01/51	\$ 415,000.00	\$ 130,000.00	\$ 11,620.00	\$ -
11/01/51	\$ 285,000.00	\$ -	\$ 7,980.00	\$ 149,600.00
05/01/52	\$ 285,000.00	\$ 140,000.00	\$ 7,980.00	\$ -
11/01/52	\$ 145,000.00	\$ -	\$ 4,060.00	\$ 152,040.00
05/01/53	\$ 145,000.00	\$ 145,000.00	\$ 4,060.00	\$ 149,060.00
		\$ 2,190,000.00	\$ 2,192,097.50	\$ 4,382,097.50

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4C
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 142,307	\$ 140,153	\$ 2,155	\$ 142,307	\$ 142,307
Interest	\$ -	\$ 2,585	\$ 1,293	\$ 3,878	\$ 1,939
Carry Forward Surplus	\$ 74,386	\$ 65,034	\$ -	\$ 65,034	\$ 63,271
Total Revenues	\$ 216,693	\$ 207,772	\$ 3,447	\$ 211,219	\$ 207,517
Expenditures					
Interest Payment - 11/01	\$ 56,795	\$ 56,795	\$ -	\$ 56,795	\$ 56,170
Principal Payment - 05/01	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Interest Payment - 05/01	\$ 56,795	\$ -	\$ 56,795	\$ 56,795	\$ 56,170
Total Expenditures	\$ 138,590	\$ 56,795	\$ 81,795	\$ 138,590	\$ 142,340
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (9,358)	\$ -	\$ (9,358)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (9,358)	\$ -	\$ (9,358)	\$ -
Excess Revenues/(Expenditures)	\$ 78,103	\$ 141,619	\$ (78,348)	\$ 63,271	\$ 65,177

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 **\$55,420**

Net Assessments	\$142,307
Add: Discounts & Collection	\$9,083
Gross Assessments	\$151,391

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	90	\$ 41,798	\$464.42	\$494.07
Single-Family 32'	25	\$ 12,578	\$503.13	\$535.24
Single-Family 40'	102	\$ 63,162	\$619.23	\$658.76
Single-Family 50'	32	\$ 24,769	\$774.04	\$823.45
	249	\$ 142,307		

Tohoqua
Community Development District
Series 2023 Special Assessment Bonds Phase 4C Project Area 6
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 1,965,000.00	\$ -	\$ 56,170.00	\$ 137,965.00
05/01/26	\$ 1,965,000.00	\$ 30,000.00	\$ 56,170.00	
11/01/26	\$ 1,935,000.00	\$ -	\$ 55,420.00	\$ 141,590.00
05/01/27	\$ 1,935,000.00	\$ 30,000.00	\$ 55,420.00	
11/01/27	\$ 1,905,000.00	\$ -	\$ 54,670.00	\$ 140,090.00
05/01/28	\$ 1,905,000.00	\$ 30,000.00	\$ 54,670.00	
11/01/28	\$ 1,875,000.00	\$ -	\$ 53,920.00	\$ 138,590.00
05/01/29	\$ 1,875,000.00	\$ 35,000.00	\$ 53,920.00	
11/01/29	\$ 1,840,000.00	\$ -	\$ 53,045.00	\$ 141,965.00
05/01/30	\$ 1,840,000.00	\$ 35,000.00	\$ 53,045.00	
11/01/30	\$ 1,690,000.00	\$ -	\$ 52,170.00	\$ 140,215.00
05/01/31	\$ 1,690,000.00	\$ 35,000.00	\$ 52,170.00	
11/01/31	\$ 1,690,000.00	\$ -	\$ 51,295.00	\$ 138,465.00
05/01/32	\$ 1,690,000.00	\$ 40,000.00	\$ 51,295.00	
11/01/32	\$ 1,690,000.00	\$ -	\$ 50,295.00	\$ 141,590.00
05/01/33	\$ 1,690,000.00	\$ 40,000.00	\$ 50,295.00	
11/01/33	\$ 1,690,000.00	\$ -	\$ 49,295.00	\$ 139,590.00
05/01/34	\$ 1,690,000.00	\$ 45,000.00	\$ 49,295.00	
11/01/34	\$ 1,645,000.00	\$ -	\$ 48,012.50	\$ 142,307.50
05/01/35	\$ 1,645,000.00	\$ 45,000.00	\$ 48,012.50	
11/01/35	\$ 1,600,000.00	\$ -	\$ 46,730.00	\$ 139,742.50
05/01/36	\$ 1,600,000.00	\$ 50,000.00	\$ 46,730.00	
11/01/36	\$ 1,550,000.00	\$ -	\$ 45,305.00	\$ 142,035.00
05/01/37	\$ 1,550,000.00	\$ 50,000.00	\$ 45,305.00	
11/01/37	\$ 1,500,000.00	\$ -	\$ 43,880.00	\$ 139,185.00
05/01/38	\$ 1,500,000.00	\$ 55,000.00	\$ 43,880.00	
11/01/38	\$ 1,445,000.00	\$ -	\$ 42,312.50	\$ 141,192.50
05/01/39	\$ 1,445,000.00	\$ 55,000.00	\$ 42,312.50	
11/01/39	\$ 1,390,000.00	\$ -	\$ 40,745.00	\$ 138,057.50
05/01/40	\$ 1,390,000.00	\$ 60,000.00	\$ 40,745.00	
11/01/40	\$ 1,330,000.00	\$ -	\$ 39,035.00	\$ 139,780.00
05/01/41	\$ 1,330,000.00	\$ 65,000.00	\$ 39,035.00	
11/01/41	\$ 1,200,000.00	\$ -	\$ 37,182.50	\$ 141,217.50
05/01/42	\$ 1,130,000.00	\$ 65,000.00	\$ 37,182.50	
11/01/42	\$ 1,130,000.00	\$ -	\$ 35,330.00	\$ 137,512.50
05/01/43	\$ 1,130,000.00	\$ 70,000.00	\$ 35,330.00	
11/01/43	\$ 1,130,000.00	\$ -	\$ 33,335.00	\$ 138,665.00
05/01/44	\$ 1,130,000.00	\$ 75,000.00	\$ 33,335.00	
11/01/44	\$ 1,055,000.00	\$ -	\$ 31,122.50	\$ 139,457.50
05/01/45	\$ 1,055,000.00	\$ 80,000.00	\$ 31,122.50	
11/01/45	\$ 975,000.00	\$ -	\$ 28,762.50	\$ 139,885.00
05/01/46	\$ 975,000.00	\$ 85,000.00	\$ 28,762.50	
11/01/46	\$ 890,000.00	\$ -	\$ 26,255.00	\$ 140,017.50
05/01/47	\$ 890,000.00	\$ 90,000.00	\$ 26,255.00	
11/01/47	\$ 800,000.00	\$ -	\$ 23,600.00	\$ 139,855.00
05/01/48	\$ 800,000.00	\$ 95,000.00	\$ 23,600.00	
11/01/48	\$ 705,000.00	\$ -	\$ 20,797.50	\$ 139,397.50
05/01/49	\$ 705,000.00	\$ 100,000.00	\$ 20,797.50	
11/01/49	\$ 605,000.00	\$ -	\$ 17,847.50	\$ 138,645.00
05/01/50	\$ 605,000.00	\$ 105,000.00	\$ 17,847.50	
11/01/50	\$ 500,000.00	\$ -	\$ 14,750.00	\$ 137,597.50
05/01/51	\$ 500,000.00	\$ 115,000.00	\$ 14,750.00	\$ -
11/01/51	\$ 385,000.00	\$ -	\$ 11,357.50	\$ 141,107.50
05/01/52	\$ 385,000.00	\$ 120,000.00	\$ 11,357.50	\$ -
11/01/52	\$ 265,000.00	\$ -	\$ 7,817.50	\$ 139,175.00
05/01/53	\$ 265,000.00	\$ 130,000.00	\$ 7,817.50	\$ -
11/01/53	\$ 135,000.00	\$ -	\$ 3,982.50	\$ 141,800.00
05/01/54	\$ 135,000.00	\$ 135,000.00	\$ 3,982.50	\$ 138,982.50
		\$ 1,990,000.00	\$ 2,319,265.00	\$ 4,309,265.00

Tohoqua
Community Development District
Debt Service Fund - Series 2024 Phase 7
Fiscal Year 2026

Description	Adopted Budget FY2025	Actual thru 3/31/25	Projected Next 6 Months	Total thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 324,110	\$ 319,202	\$ 4,908	\$ 324,110	\$ 324,110
Interest	\$ -	\$ 5,518	\$ 2,759	\$ 8,277	\$ 4,138
Carry Forward Surplus	\$ 99,460	\$ 102,546	\$ -	\$ 102,546	\$ 137,331
Total Revenues	\$ 423,570	\$ 427,266	\$ 7,667	\$ 434,933	\$ 465,580
Expenditures					
Interest Payment - 11/01	\$ 99,460	\$ 99,460	\$ -	\$ 99,460	\$ 126,414
Principal Payment - 05/01	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Interest Payment - 05/01	\$ 127,877	\$ -	\$ 127,877	\$ 127,877	\$ 126,414
Total Expenditures	\$ 292,337	\$ 99,460	\$ 192,877	\$ 292,337	\$ 322,829
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (5,265)	\$ -	\$ (5,265)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (5,265)	\$ -	\$ (5,265)	\$ -
Excess Revenues/(Expenditures)	\$ 131,233	\$ 322,542	\$ (185,210)	\$ 137,331	\$ 142,751

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$124,839

Net Assessments	\$324,110
Add: Discounts & Collection	\$20,688
Gross Assessments	<u>\$344,798</u>

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	95	\$ 63,559	\$669.04	\$711.75
Single-Family 32'	123	\$ 105,334	\$856.37	\$911.04
Single-Family 50'	116	\$ 155,217	\$1,338.08	\$1,423.49
	334	\$ 324,110		

Tohoqua
Community Development District
Series 2024 Special Assessment Bonds Phase 7
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 4,655,000.00	\$ -	\$ 126,414.38	\$ 319,291.25
05/01/26	\$ 4,655,000.00	\$ 70,000.00	\$ 126,414.38	
11/01/26	\$ 4,585,000.00	\$ -	\$ 124,839.38	\$ 321,253.75
05/01/27	\$ 4,585,000.00	\$ 75,000.00	\$ 124,839.38	
11/01/27	\$ 4,510,000.00	\$ -	\$ 123,151.88	\$ 322,991.25
05/01/28	\$ 4,510,000.00	\$ 75,000.00	\$ 123,151.88	
11/01/28	\$ 4,435,000.00	\$ -	\$ 121,464.38	\$ 319,616.25
05/01/29	\$ 4,435,000.00	\$ 80,000.00	\$ 121,464.38	
11/01/29	\$ 4,355,000.00	\$ -	\$ 119,664.38	\$ 321,128.75
05/01/30	\$ 4,355,000.00	\$ 85,000.00	\$ 119,664.38	
11/01/30	\$ 4,180,000.00	\$ -	\$ 117,751.88	\$ 322,416.25
05/01/31	\$ 4,180,000.00	\$ 90,000.00	\$ 117,751.88	
11/01/31	\$ 4,180,000.00	\$ -	\$ 115,726.88	\$ 323,478.75
05/01/32	\$ 4,180,000.00	\$ 95,000.00	\$ 115,726.88	
11/01/32	\$ 4,085,000.00	\$ -	\$ 113,173.75	\$ 323,900.63
05/01/33	\$ 4,085,000.00	\$ 100,000.00	\$ 113,173.75	
11/01/33	\$ 3,985,000.00	\$ -	\$ 110,486.25	\$ 323,660.00
05/01/34	\$ 3,985,000.00	\$ 105,000.00	\$ 110,486.25	
11/01/34	\$ 3,880,000.00	\$ -	\$ 107,664.38	\$ 323,150.63
05/01/35	\$ 3,880,000.00	\$ 110,000.00	\$ 107,664.38	
11/01/35	\$ 3,770,000.00	\$ -	\$ 104,708.13	\$ 322,372.50
05/01/36	\$ 3,770,000.00	\$ 115,000.00	\$ 104,708.13	
11/01/36	\$ 3,655,000.00	\$ -	\$ 101,617.50	\$ 321,325.63
05/01/37	\$ 3,655,000.00	\$ 120,000.00	\$ 101,617.50	
11/01/37	\$ 3,535,000.00	\$ -	\$ 98,392.50	\$ 320,010.00
05/01/38	\$ 3,535,000.00	\$ 130,000.00	\$ 98,392.50	
11/01/38	\$ 3,405,000.00	\$ -	\$ 94,898.75	\$ 323,291.25
05/01/39	\$ 3,405,000.00	\$ 135,000.00	\$ 94,898.75	
11/01/39	\$ 3,270,000.00	\$ -	\$ 91,270.63	\$ 321,169.38
05/01/40	\$ 3,270,000.00	\$ 145,000.00	\$ 91,270.63	
11/01/40	\$ 3,125,000.00	\$ -	\$ 87,373.75	\$ 323,644.38
05/01/41	\$ 3,125,000.00	\$ 150,000.00	\$ 87,373.75	
11/01/41	\$ 2,815,000.00	\$ -	\$ 83,342.50	\$ 320,716.25
05/01/42	\$ 2,465,000.00	\$ 160,000.00	\$ 83,342.50	
11/01/42	\$ 2,465,000.00	\$ -	\$ 79,042.50	\$ 322,385.00
05/01/43	\$ 2,465,000.00	\$ 170,000.00	\$ 79,042.50	
11/01/43	\$ 2,465,000.00	\$ -	\$ 74,473.75	\$ 323,516.25
05/01/44	\$ 2,465,000.00	\$ 180,000.00	\$ 74,473.75	
11/01/44	\$ 2,465,000.00	\$ -	\$ 69,636.25	\$ 324,110.00
05/01/45	\$ 2,465,000.00	\$ 190,000.00	\$ 69,636.25	
11/01/45	\$ 2,275,000.00	\$ -	\$ 64,268.75	\$ 323,905.00
05/01/46	\$ 2,275,000.00	\$ 200,000.00	\$ 64,268.75	
11/01/46	\$ 2,075,000.00	\$ -	\$ 58,618.75	\$ 322,887.50
05/01/47	\$ 2,075,000.00	\$ 210,000.00	\$ 58,618.75	
11/01/47	\$ 1,865,000.00	\$ -	\$ 52,686.25	\$ 321,305.00
05/01/48	\$ 1,865,000.00	\$ 225,000.00	\$ 52,686.25	
11/01/48	\$ 1,640,000.00	\$ -	\$ 46,330.00	\$ 324,016.25
05/01/49	\$ 1,640,000.00	\$ 235,000.00	\$ 46,330.00	
11/01/49	\$ 1,405,000.00	\$ -	\$ 39,691.25	\$ 321,021.25
05/01/50	\$ 1,405,000.00	\$ 250,000.00	\$ 39,691.25	
11/01/50	\$ 1,155,000.00	\$ -	\$ 32,628.75	\$ 322,320.00
05/01/51	\$ 1,155,000.00	\$ 265,000.00	\$ 32,628.75	\$ -
11/01/51	\$ 890,000.00	\$ -	\$ 25,142.50	\$ 322,771.25
05/01/52	\$ 890,000.00	\$ 280,000.00	\$ 25,142.50	\$ -
11/01/52	\$ 610,000.00	\$ -	\$ 17,232.50	\$ 322,375.00
05/01/53	\$ 610,000.00	\$ 295,000.00	\$ 17,232.50	\$ -
11/01/53	\$ 315,000.00	\$ -	\$ 8,898.75	\$ 321,131.25
05/01/54	\$ 315,000.00	\$ 315,000.00	\$ 8,898.75	\$ 323,898.75
		\$ 4,720,000.00	\$ 5,048,519.17	\$ 9,768,519.17

SECTION V

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

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

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

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “LENNAR”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”);

WHEREAS, the District Counsel and the District Manager have reviewed the Conveyance Documents and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for approving and accepting the conveyances.

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

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from LENNAR to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Tohoqua Community Development District, this 7th day of May, 2025.

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement to the District
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer
6. Affidavit Regarding Human Trafficking

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Kristen E. Trucco, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ___ day of _____, 2025 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Waterford District Drive, Miami, Florida 33126 to **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)
Address: 5505 Waterford District Drive,
Miami, Florida 33126

By: _____

Print: Mark McDonald

Title: Vice President

(Signature)

(Print Name)
Address: 5505 Waterford District Drive,
Miami, Florida 33126

Address: 5505 Waterford District Drive,
Miami, Florida 33126

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

The foregoing Improvements are located on the following tracts:

Tract OS-1, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-4, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-5, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

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Tract SWP-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract SWP-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Tohoqua Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ___ day of _____, 2025, by and between **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as the “Developer”), whose address is 5505 Waterford District Drive, Miami, Florida 33126.

RECITALS

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

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

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

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

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

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

forever.

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Mark McDonald

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2025, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

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

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Tohoqua Community Development District

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

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Andre Vidrine

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025, by Andre Vidrine, as Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

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Tract SWP-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Tohoqua Community Development District

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements located within the boundary of the Tohoqua Community Development District (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Tohoqua Phase 7 plat, as recorded in Plat Book 33, Page 139, of the Official Records of Osceola County, Florida (the “Plat”). The District can rely on the Property and Improvements being capable of being used for the purposes intended.

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

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

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

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

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Tohoqua Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District; the Property and Improvements are in a condition that allows the District to use the Property and Improvements for their intended use.

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2025

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

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Tract SWP-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES
Tohoqua Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2025, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (the “Developer”), and **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”);

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Tohoqua Community Development District

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

X _____

Title: Vice President

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Tohoqua Community Development District

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Andre Vidrine
Title: Chairman

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

The foregoing Improvements are located on the following tracts:

Tract OS-1, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-4, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-5, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-6, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract P-1, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract P-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract SWP-1, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract SWP-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract SWP-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District

I, **Stephen K. Saha, P.E.** of **Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 76903, with offices located at 2602 E. Livingston Street, Orlando, Florida, 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from Lennar Homes, LLC, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through land located within the boundary of the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

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

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

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

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District

DATED: _____, 2025

Witness: _____

Print: _____

Stephen K. Saha, P.E.

State of Florida License No.: 76903

on behalf of the company,

Poulos & Bennett, LLC

2602 East Livingston Street

Orlando, Florida 32814

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2025 by **STEPHEN S. SAHA, P.E.** of Poulos & Bennett, LLC, a Florida limited liability company, on behalf of said company. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

- Storm Drainage
- Landscaping, Irrigation
- Hardscape Features
- Professional Fees – Eng. Design, Permitting, Surveying Testing & Inspection

The foregoing Improvements are located on the following tracts:

Tract OS-1, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract OS-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

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Tract SWP-2, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

Tract SWP-3, according to the TOHOQUA PHASE 7 plat, as recorded in Plat Book 33, Page 139, Public Records of Osceola County, Florida.

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

COUNTY OF ORANGE

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of LENNAR HOMES, LLC (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: _____

LENNAR HOMES, LLC

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ___ day of _____, 2025, by _____, as _____ of LENNAR HOMES, LLC. Said person is (*check one*) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment

Name (typed, printed or stamped):

Title or Rank: _____

Serial number (if any): _____

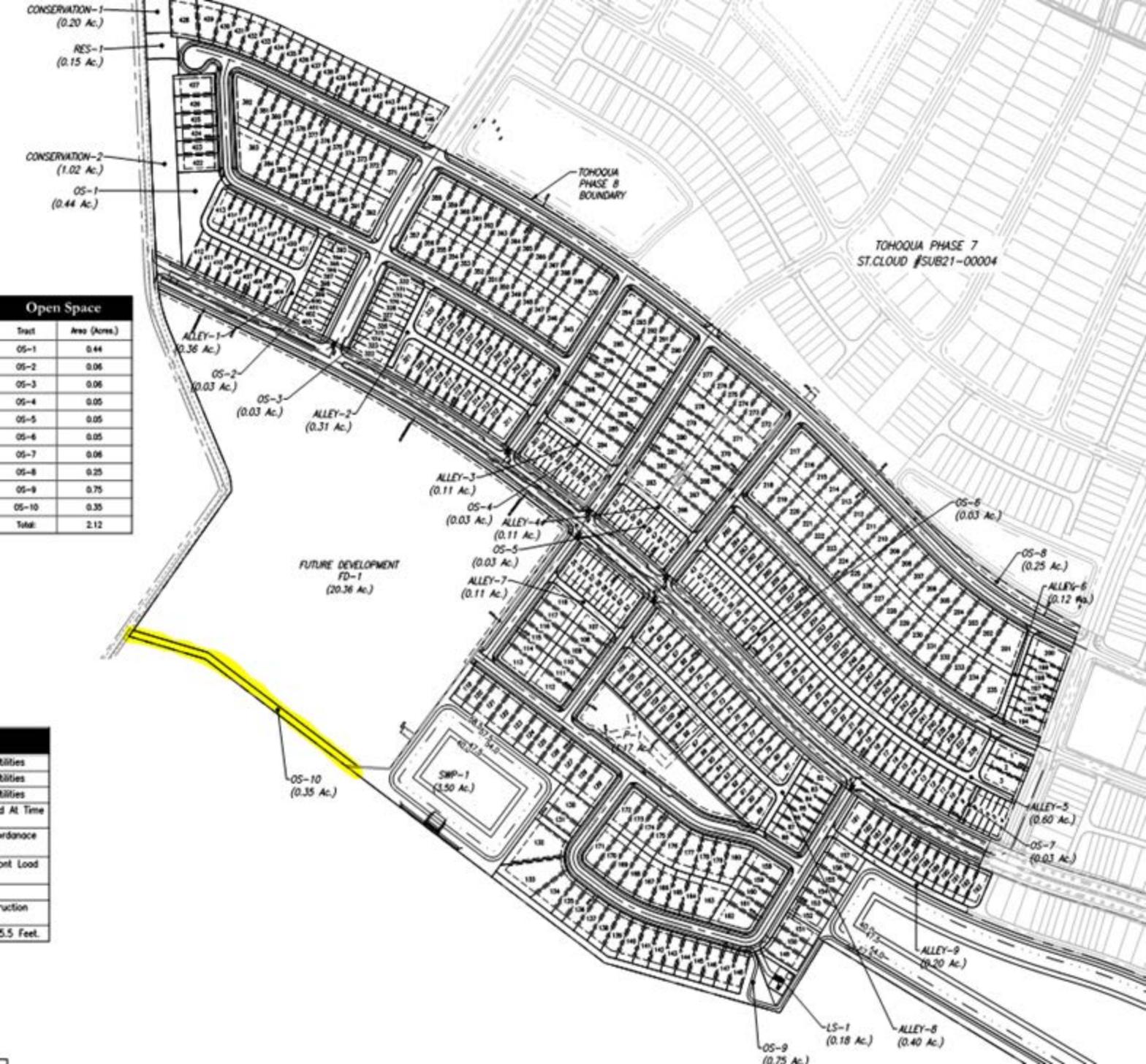
SECTION VI



NEIGHBORHOOD CENTER
K-8 SCHOOL SITE

The map shows a street grid with a red line indicating a boundary. A large orange area is labeled 'NEIGHBORHOOD CENTER K-8 SCHOOL SITE'. A dashed black line follows the southern and western edges of this area. A pink arrow points from a yellow box labeled 'Outfall ditch' to a small blue rectangular area labeled 'SW' located between the school site and the dashed line. Other blue areas labeled 'SW' are visible to the east and south. Green and light green areas represent parks or landscaped zones. A north arrow is in the top left corner.

Outfall ditch



Open Space

Tract	Area (Acres.)
OS-1	0.44
OS-2	0.06
OS-3	0.06
OS-4	0.05
OS-5	0.05
OS-6	0.05
OS-7	0.06
OS-8	0.25
OS-9	0.75
OS-10	0.35
Total	2.12

- ilities
- ilities
- ilities
- d At Time
- rdance
- nt Load
- uction
- 5.5 Feet.

This instrument prepared by
and return to:

David L. Evans, Jr., Esq.
BAKER & HOSTETLER LLP
200 South Orange Avenue
Suite 2300
Orlando, Florida 32801
(407) 649 4000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and given this 4~~th~~ day of April, 2025, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 4901 Vineland Road, Suite 500 Orlando, Florida 32811 (hereinafter called the “Grantor”), to **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established and created pursuant to Chapter 190, Florida Statutes, by special act of the Florida Legislature, whose address is 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter called the “Grantee”).

(Whenever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

THAT THE SAID GRANTOR, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand, if any, which the said Grantor has in and to the following described land, situate, lying and being in Osceola County, State of Florida (the “Property”):

See Exhibit “A” attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

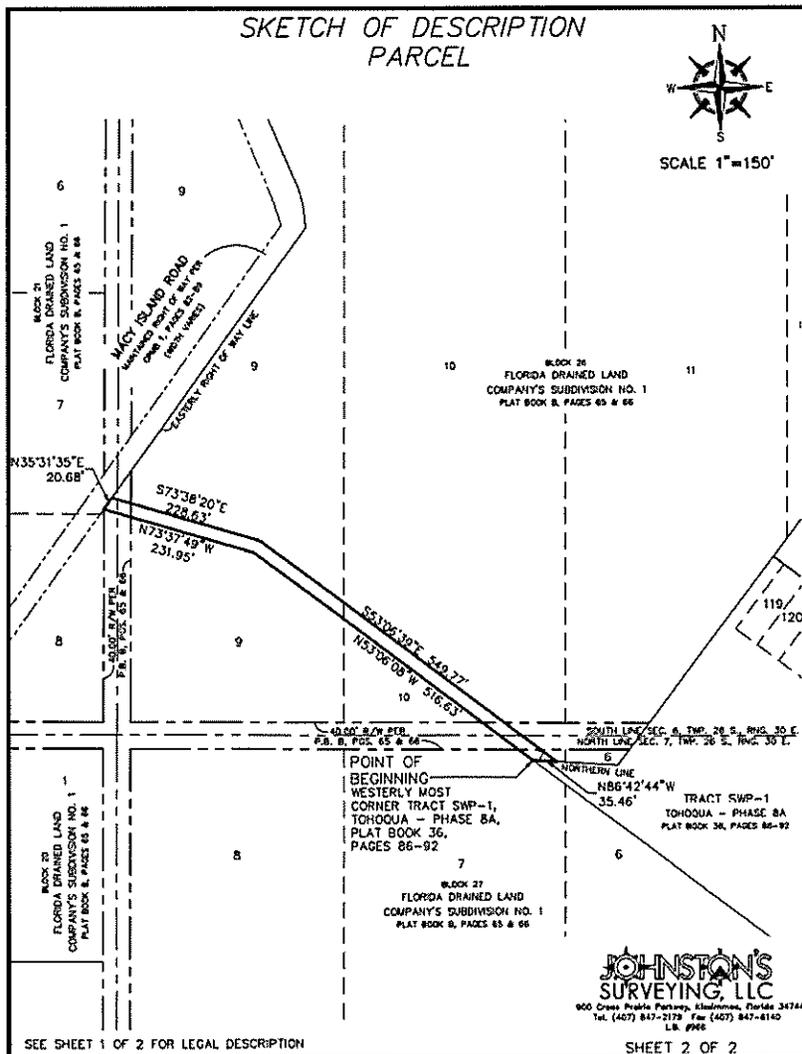
[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land being a portion of Lot 7, Block 21, a portion of Lots 9 and 10, Block 26 and a portion of Lot 7, Block 27, and a portion of platted Right of Way, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book B, Pages 65 & 66 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Beginning at the Westerly most corner of Tract SWP-1, TOHOQUA – PHASE 8A, according to the plat thereof, as described in Plat Book 36, Pages 86 through 92, of the Public Records of Osceola County, Florida; thence run N53°06'08"W, a distance of 516.63 feet; thence run N73°37'49"W, a distance of 231.95 feet to a point on the Easterly Maintained Right of Way Line of Macy Island Road, per County Road Map Book 1, Pages 82-89; thence run N35°31'35"E, along said Easterly Maintained Right of Way line a distance of 20.68 feet; thence departing said Easterly Right of Way line S73°38'20"E, a distance of 228.63 feet; thence run S53°06'39"E, a distance of 549.77 feet to a point on the Northern line of aforesaid Tract SWP-1; thence run N86°42'44"W, along said Northern line a distance of 35.46 feet to the POINT OF BEGINNING.



SECTION VII

REBATE REPORT

\$2,165,000

Tohoqua Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds,

Series 2018

Dated: February 8, 2018
Delivered: February 8, 2018

Rebate Report to the Computation Date
February 8, 2028
Reflecting Activity To
December 31, 2024



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	14
Arbitrage Rebate Calculation Detail Report – Reserve Fund	15
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 5, 2025

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

Re: \$2,165,000 Tohoqua Community Development District (Osceola County, Florida),
Special Assessment Revenue Bonds, Series 2018

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of January 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the February 8, 2028 Computation Date
Reflecting Activity from February 8, 2018 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.716018%	2,018.96	(17,106.86)
Capitalized Interest Fund	0.256701%	112.44	(3,073.93)
Reserve Fund	1.500289%	7,451.21	(21,824.06)
Totals	1.159341%	\$9,582.61	\$(42,004.85)
Bond Yield	4.763052%		
Rebate Computation Credits			(15,088.36)
Net Rebatable Arbitrage			\$(57,093.21)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 8, 2018, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 8, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 8, 2018 and December 31, 2024, the District made periodic payments into the Interest Fund and Principal Fund (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

February 8, 2028.

7. Computation Period

The period beginning on February 8, 2018, the date of the closing, and ending on December 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Fund / Account	Account Number
Revenue	244446000
Interest	244446001
Principal	244446002
Reserve	244446003
Prepayment	244446004
Project	244446005
Capitalized Interest	244446006

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 8, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 8, 2028, is the Rebatable Arbitrage.

\$2,165,000
Tohoqua Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds,
Series 2018
Delivered: February 8, 2018

Sources of Funds	
-------------------------	--

Par Amount	\$2,165,000.00
Total	\$2,165,000.00

Uses of Funds	
----------------------	--

Project Fund	\$1,798,838.22
Capitalized Interest Fund	75,123.03
Reserve Fund	69,038.75
Costs of Issuance	172,000.00
Underwriter's Discount	50,000.00
Total	\$2,165,000.00

PROOF OF ARBITRAGE YIELD

\$2,165,000

Tohoqua Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds,
Series 2018

Date	Debt Service	Present Value to 02/08/2018 @ 4.7630515318%
05/01/2018	23,708.03	23,452.12
11/01/2018	51,415.00	49,676.95
05/01/2019	86,415.00	81,551.63
11/01/2019	50,592.50	46,634.58
05/01/2020	85,592.50	77,061.25
11/01/2020	49,770.00	43,766.96
05/01/2021	84,770.00	72,811.39
11/01/2021	48,947.50	41,064.45
05/01/2022	88,947.50	72,886.60
11/01/2022	48,007.50	38,423.90
05/01/2023	88,007.50	68,800.31
11/01/2023	47,067.50	35,939.35
05/01/2024	92,067.50	68,664.76
11/01/2024	46,010.00	33,516.46
05/01/2025	91,010.00	64,755.02
11/01/2025	44,952.50	31,240.40
05/01/2026	89,952.50	61,059.66
11/01/2026	43,895.00	29,102.79
05/01/2027	93,895.00	60,805.16
11/01/2027	42,720.00	27,021.38
05/01/2028	92,720.00	57,283.32
11/01/2028	41,545.00	25,069.86
05/01/2029	96,545.00	56,903.81
11/01/2029	40,252.50	23,173.03
05/01/2030	95,252.50	53,560.52
11/01/2030	38,960.00	21,397.63
05/01/2031	98,960.00	53,086.59
11/01/2031	37,550.00	19,674.94
05/01/2032	97,550.00	49,923.99
11/01/2032	36,140.00	18,065.44
05/01/2033	101,140.00	49,381.21
11/01/2033	34,612.50	16,506.32
05/01/2034	104,612.50	48,728.07
11/01/2034	32,967.50	14,998.92
05/01/2035	102,967.50	45,756.48
11/01/2035	31,322.50	13,595.25
05/01/2036	106,322.50	45,074.86
11/01/2036	29,560.00	12,240.30
05/01/2037	109,560.00	44,311.66
11/01/2037	27,680.00	10,934.79
05/01/2038	107,680.00	41,548.74
11/01/2038	25,800.00	9,723.46
05/01/2039	110,800.00	40,786.78
11/01/2039	23,760.00	8,542.88
05/01/2040	113,760.00	39,950.85
11/01/2040	21,600.00	7,409.15
05/01/2041	116,600.00	39,065.36
11/01/2041	19,320.00	6,322.35
05/01/2042	119,320.00	38,138.47
11/01/2042	16,920.00	5,282.37
05/01/2043	121,920.00	37,177.64
11/01/2043	14,400.00	4,288.92
05/01/2044	124,400.00	36,189.62
11/01/2044	11,760.00	3,341.56
05/01/2045	126,760.00	35,180.55
11/01/2045	9,000.00	2,439.73
05/01/2046	129,000.00	34,156.00

PROOF OF ARBITRAGE YIELD

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018

Date	Debt Service	Present Value to 02/08/2018 @ 4.7630515318%
11/01/2046	6,120.00	1,582.73
05/01/2047	131,120.00	33,120.97
11/01/2047	3,120.00	769.78
05/01/2048	133,120.00	32,079.99
	4,140,243.03	2,165,000.00

Proceeds Summary

Delivery date	02/08/2018
Par Value	2,165,000.00
Target for yield calculation	2,165,000.00

BOND DEBT SERVICE

\$2,165,000
Tohoqua Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds,
Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/08/2018					
05/01/2018			23,708.03	23,708.03	23,708.03
11/01/2018			51,415.00	51,415.00	
05/01/2019	35,000	4.700%	51,415.00	86,415.00	137,830.00
11/01/2019			50,592.50	50,592.50	
05/01/2020	35,000	4.700%	50,592.50	85,592.50	136,185.00
11/01/2020			49,770.00	49,770.00	
05/01/2021	35,000	4.700%	49,770.00	84,770.00	134,540.00
11/01/2021			48,947.50	48,947.50	
05/01/2022	40,000	4.700%	48,947.50	88,947.50	137,895.00
11/01/2022			48,007.50	48,007.50	
05/01/2023	40,000	4.700%	48,007.50	88,007.50	136,015.00
11/01/2023			47,067.50	47,067.50	
05/01/2024	45,000	4.700%	47,067.50	92,067.50	139,135.00
11/01/2024			46,010.00	46,010.00	
05/01/2025	45,000	4.700%	46,010.00	91,010.00	137,020.00
11/01/2025			44,952.50	44,952.50	
05/01/2026	45,000	4.700%	44,952.50	89,952.50	134,905.00
11/01/2026			43,895.00	43,895.00	
05/01/2027	50,000	4.700%	43,895.00	93,895.00	137,790.00
11/01/2027			42,720.00	42,720.00	
05/01/2028	50,000	4.700%	42,720.00	92,720.00	135,440.00
11/01/2028			41,545.00	41,545.00	
05/01/2029	55,000	4.700%	41,545.00	96,545.00	138,090.00
11/01/2029			40,252.50	40,252.50	
05/01/2030	55,000	4.700%	40,252.50	95,252.50	135,505.00
11/01/2030			38,960.00	38,960.00	
05/01/2031	60,000	4.700%	38,960.00	98,960.00	137,920.00
11/01/2031			37,550.00	37,550.00	
05/01/2032	60,000	4.700%	37,550.00	97,550.00	135,100.00
11/01/2032			36,140.00	36,140.00	
05/01/2033	65,000	4.700%	36,140.00	101,140.00	137,280.00
11/01/2033			34,612.50	34,612.50	
05/01/2034	70,000	4.700%	34,612.50	104,612.50	139,225.00
11/01/2034			32,967.50	32,967.50	
05/01/2035	70,000	4.700%	32,967.50	102,967.50	135,935.00
11/01/2035			31,322.50	31,322.50	
05/01/2036	75,000	4.700%	31,322.50	106,322.50	137,645.00
11/01/2036			29,560.00	29,560.00	
05/01/2037	80,000	4.700%	29,560.00	109,560.00	139,120.00
11/01/2037			27,680.00	27,680.00	
05/01/2038	80,000	4.700%	27,680.00	107,680.00	135,360.00
11/01/2038			25,800.00	25,800.00	
05/01/2039	85,000	4.800%	25,800.00	110,800.00	136,600.00
11/01/2039			23,760.00	23,760.00	
05/01/2040	90,000	4.800%	23,760.00	113,760.00	137,520.00
11/01/2040			21,600.00	21,600.00	
05/01/2041	95,000	4.800%	21,600.00	116,600.00	138,200.00
11/01/2041			19,320.00	19,320.00	
05/01/2042	100,000	4.800%	19,320.00	119,320.00	138,640.00
11/01/2042			16,920.00	16,920.00	
05/01/2043	105,000	4.800%	16,920.00	121,920.00	138,840.00
11/01/2043			14,400.00	14,400.00	
05/01/2044	110,000	4.800%	14,400.00	124,400.00	138,800.00
11/01/2044			11,760.00	11,760.00	
05/01/2045	115,000	4.800%	11,760.00	126,760.00	138,520.00
11/01/2045			9,000.00	9,000.00	
05/01/2046	120,000	4.800%	9,000.00	129,000.00	138,000.00

BOND DEBT SERVICE

\$2,165,000

Tohoqua Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds,
Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2046			6,120.00	6,120.00	
05/01/2047	125,000	4.800%	6,120.00	131,120.00	137,240.00
11/01/2047			3,120.00	3,120.00	
05/01/2048	130,000	4.800%	3,120.00	133,120.00	136,240.00
	2,165,000		1,975,243.03	4,140,243.03	4,140,243.03

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.763052%)
02/08/18	Beg Bal	-1,798,838.22	-2,880,209.35
03/16/18		1,799,045.21	2,866,263.63
07/09/18		-12,937.11	-20,309.28
09/28/21		735.00	991.58
01/31/25	Bal	13,962.35	16,096.91
01/31/25	Acc	51.73	59.64

02/08/28	TOTALS:	2,018.96	-17,106.86

ISSUE DATE:	02/08/18	REBATABLE ARBITRAGE:	-17,106.86
COMP DATE:	02/08/28	NET INCOME:	2,018.96
BOND YIELD:	4.763052%	TAX INV YIELD:	0.716018%

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.763052%)
02/08/18	Beg Bal	-75,123.03	-120,283.22
03/02/18		-7.94	-12.67
04/03/18		-11.73	-18.65
05/01/18		23,708.03	37,550.36
05/02/18		-14.09	-22.31
06/04/18		-14.66	-23.12
07/03/18		-14.19	-22.29
08/02/18		-17.50	-27.39
09/05/18		-17.59	-27.41
10/02/18		-17.02	-26.43
11/02/18		-17.59	-27.21
11/06/18		51,415.00	79,488.26
11/06/18		242.63	375.11
05/01/20		2.12	3.06

02/08/28	TOTALS:	112.44	-3,073.93

ISSUE DATE:	02/08/18	REBATABLE ARBITRAGE:	-3,073.93
COMP DATE:	02/08/28	NET INCOME:	112.44
BOND YIELD:	4.763052%	TAX INV YIELD:	0.256701%

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.763052%)
02/08/18	Beg Bal	-69,038.75	-110,541.38
03/02/18		7.94	12.67
04/03/18		11.73	18.65
05/02/18		14.09	22.31
06/04/18		14.66	23.12
07/03/18		14.19	22.29
08/02/18		17.50	27.39
09/05/18		17.59	27.41
10/02/18		17.02	26.43
11/02/18		17.59	27.21
12/04/18		17.02	26.22
01/03/19		17.59	26.99
02/04/19		17.59	26.88
03/04/19		15.89	24.19
04/02/19		17.59	26.68
05/02/19		17.02	25.71
06/04/19		17.59	26.46
07/02/19		17.02	25.51
08/02/19		14.66	21.89
09/04/19		11.73	17.44
10/02/19		10.21	15.13
11/04/19		8.80	12.98
12/03/19		8.51	12.51
01/03/20		8.80	12.88
02/04/20		8.77	12.79
03/03/20		7.26	10.55
04/02/20		3.27	4.73
05/04/20		0.57	0.82
06/02/20		0.58	0.83
07/02/20		0.34	0.49
08/04/20		0.32	0.46
09/02/20		0.29	0.41
10/02/20		0.28	0.40
11/03/20		0.29	0.41
12/02/20		0.28	0.39
01/05/21		0.29	0.40
02/02/21		0.29	0.40
03/02/21		0.26	0.36
04/02/21		0.29	0.40
05/04/21		0.28	0.38
06/02/21		0.29	0.40
07/02/21		0.28	0.38
08/03/21		0.29	0.39
09/02/21		0.29	0.39
10/04/21		0.28	0.38
11/02/21		0.29	0.39
12/02/21		0.28	0.37

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.763052%)
01/04/22		0.29	0.39
02/02/22		0.29	0.38
03/02/22		0.26	0.34
04/04/22		0.29	0.38
05/03/22		0.28	0.37
06/02/22		0.29	0.38
07/05/22		0.28	0.36
08/02/22		0.29	0.38
09/02/22		45.54	58.81
10/04/22		85.12	109.47
11/02/22		104.41	133.79
12/02/22		110.65	141.23
01/04/23		129.00	163.96
02/02/23		137.23	173.78
03/02/23		124.46	156.99
04/04/23		167.96	210.98
05/02/23		209.58	262.30
06/02/23		216.95	270.46
07/05/23		215.63	267.66
08/02/23		251.28	310.81
09/05/23		313.70	386.35
10/03/23		303.58	372.52
11/02/23		313.74	383.53
12/04/23		301.41	366.91
01/03/24		309.77	375.66
02/02/24		307.00	370.90
03/04/24		287.23	345.56
04/02/24		307.12	368.14
05/01/24		297.14	354.83
06/03/24		307.04	365.12
07/01/24		297.14	352.06
08/02/24		306.86	362.10
09/04/24		306.81	360.53
10/02/24		285.59	334.37
11/04/24		277.56	323.61
12/03/24		257.83	299.47
01/03/25		256.81	297.12
01/31/25	Bal	69,038.75	79,593.35
01/31/25	Acc	256.81	296.07

02/08/28	TOTALS:	7,451.21	-21,824.06

ISSUE DATE: 02/08/18 REBATABLE ARBITRAGE: -21,824.06
 COMP DATE: 02/08/28 NET INCOME: 7,451.21
 BOND YIELD: 4.763052% TAX INV YIELD: 1.500289%

\$2,165,000
 Tohoqua Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds,
 Series 2018
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.763052%)
02/08/19		-1,730.00	-2,642.62
02/08/20		-1,760.00	-2,564.83
02/08/21		-1,780.00	-2,474.70
02/08/22		-1,830.00	-2,427.23
02/08/23		-1,960.00	-2,480.12
02/08/24		-2,070.00	-2,498.87

02/08/28	TOTALS:	-11,130.00	-15,088.36

ISSUE DATE: 02/08/18 REBATABLE ARBITRAGE: -15,088.36
 COMP DATE: 02/08/28
 BOND YIELD: 4.763052%

SECTION VIII

REBATE REPORT

\$2,230,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2023

(Phase 4B/5B Project)

Dated: March 15, 2023

Delivered: March 15, 2023

Rebate Report to the Computation Date

June 15, 2027

Reflecting Activity To

February 28, 2025



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Account	13
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

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March 20, 2025

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

Re: \$2,230,000 Tohoqua Community Development District (City of St. Cloud, Florida),
Special Assessment Revenue Bonds, Series 2023 (Phase 4B/5B Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the June 15, 2027 Computation Date
Reflecting Activity from March 15, 2023 through February 28, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Account	3.718460%	3,821.44	(2,251.91)
Costs of Issuance Account	3.629545%	220.44	(141.28)
Capitalized Interest Account	4.452991%	1,791.18	(523.59)
Reserve Account	4.871367%	7,267.97	(1,137.15)
Totals	4.386175%	\$13,101.03	\$(4,053.93)
Bond Yield	5.517541%		
Rebate Computation Credits			(4,873.89)
Net Rebatable Arbitrage			\$(8,927.82)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from March 15, 2023, the date of the closing, to February 28, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 15, 2023 and February 28, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on March 15, 2023, the date of the closing, and ending on February 28, 2025.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Fund	Account Number
Revenue	278961000
Interest	278961001
Principal	278961002
Prepayment	278961003
Reserve	278961004
Project	278961005
Capitalized Interest	278961006
Costs of Issuance	278961007

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 28, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebatable Arbitrage.

\$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Delivered: March 15, 2023

Sources of Funds	
-------------------------	--

Par Amount	\$2,230,000.00
Net Original Issue Discount	<u>-5,719.85</u>
Total	\$2,224,280.15

Uses of Funds	
----------------------	--

Project Account	\$1,833,587.43
Costs of Issuance Account	193,373.75
Capitalized Interest Account	75,618.97
Reserve Account	77,100.00
Underwriter's Discount	<u>44,600.00</u>
Total	\$2,224,280.15

PROOF OF ARBITRAGE YIELD

\$2,230,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)

Date	Debt Service	Present Value to 03/15/2023 @ 5.5175406675%
05/01/2023	15,391.47	15,284.80
11/01/2023	60,227.50	58,204.36
05/01/2024	90,227.50	84,855.65
11/01/2024	59,552.50	54,503.31
05/01/2025	94,552.50	84,212.59
11/01/2025	58,765.00	50,933.54
05/01/2026	93,765.00	79,087.34
11/01/2026	57,977.50	47,589.03
05/01/2027	92,977.50	74,268.78
11/01/2027	57,190.00	44,455.92
05/01/2028	97,190.00	73,521.14
11/01/2028	56,290.00	41,438.40
05/01/2029	96,290.00	68,981.72
11/01/2029	55,390.00	38,615.82
05/01/2030	95,390.00	64,716.93
11/01/2030	54,490.00	35,976.01
05/01/2031	99,490.00	63,922.93
11/01/2031	53,275.00	33,310.55
05/01/2032	98,275.00	59,797.43
11/01/2032	52,060.00	30,826.53
05/01/2033	102,060.00	58,810.82
11/01/2033	50,710.00	28,436.51
05/01/2034	100,710.00	54,958.70
11/01/2034	49,360.00	26,213.20
05/01/2035	104,360.00	53,933.69
11/01/2035	47,875.00	24,077.75
05/01/2036	107,875.00	52,796.98
11/01/2036	46,255.00	22,030.69
05/01/2037	106,255.00	49,249.27
11/01/2037	44,635.00	20,132.94
05/01/2038	109,635.00	48,124.02
11/01/2038	42,880.00	18,316.75
05/01/2039	112,880.00	46,923.66
11/01/2039	40,990.00	16,581.88
05/01/2040	110,990.00	43,693.91
11/01/2040	39,100.00	14,979.42
05/01/2041	114,100.00	42,538.77
11/01/2041	37,075.00	13,451.22
05/01/2042	117,075.00	41,335.73
11/01/2042	34,915.00	11,996.50
05/01/2043	119,915.00	40,095.64
11/01/2043	32,620.00	10,614.24
05/01/2044	122,620.00	38,828.19
11/01/2044	30,100.00	9,275.42
05/01/2045	125,100.00	37,515.04
11/01/2045	27,440.00	8,007.80
05/01/2046	127,440.00	36,192.29
11/01/2046	24,640.00	6,809.76
05/01/2047	129,640.00	34,866.75
11/01/2047	21,700.00	5,679.54
05/01/2048	131,700.00	33,544.43
11/01/2048	18,620.00	4,615.25
05/01/2049	138,620.00	33,436.65
11/01/2049	15,260.00	3,582.06
05/01/2050	140,260.00	32,040.03
11/01/2050	11,760.00	2,614.25
05/01/2051	141,760.00	30,667.26

PROOF OF ARBITRAGE YIELD

\$2,230,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)

Date	Debt Service	Present Value to 03/15/2023 @ 5.5175406675%
11/01/2051	8,120.00	1,709.46
05/01/2052	148,120.00	30,345.70
11/01/2052	4,200.00	837.36
05/01/2053	154,200.00	29,917.83
	4,632,336.47	2,224,280.15

Proceeds Summary

Delivery date	03/15/2023
Par Value	2,230,000.00
Premium (Discount)	-5,719.85
Target for yield calculation	2,224,280.15

BOND DEBT SERVICE
 \$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/15/2023					
05/01/2023			15,391.47	15,391.47	15,391.47
11/01/2023			60,227.50	60,227.50	
05/01/2024	30,000	4.500%	60,227.50	90,227.50	150,455.00
11/01/2024			59,552.50	59,552.50	
05/01/2025	35,000	4.500%	59,552.50	94,552.50	154,105.00
11/01/2025			58,765.00	58,765.00	
05/01/2026	35,000	4.500%	58,765.00	93,765.00	152,530.00
11/01/2026			57,977.50	57,977.50	
05/01/2027	35,000	4.500%	57,977.50	92,977.50	150,955.00
11/01/2027			57,190.00	57,190.00	
05/01/2028	40,000	4.500%	57,190.00	97,190.00	154,380.00
11/01/2028			56,290.00	56,290.00	
05/01/2029	40,000	4.500%	56,290.00	96,290.00	152,580.00
11/01/2029			55,390.00	55,390.00	
05/01/2030	40,000	4.500%	55,390.00	95,390.00	150,780.00
11/01/2030			54,490.00	54,490.00	
05/01/2031	45,000	5.400%	54,490.00	99,490.00	153,980.00
11/01/2031			53,275.00	53,275.00	
05/01/2032	45,000	5.400%	53,275.00	98,275.00	151,550.00
11/01/2032			52,060.00	52,060.00	
05/01/2033	50,000	5.400%	52,060.00	102,060.00	154,120.00
11/01/2033			50,710.00	50,710.00	
05/01/2034	50,000	5.400%	50,710.00	100,710.00	151,420.00
11/01/2034			49,360.00	49,360.00	
05/01/2035	55,000	5.400%	49,360.00	104,360.00	153,720.00
11/01/2035			47,875.00	47,875.00	
05/01/2036	60,000	5.400%	47,875.00	107,875.00	155,750.00
11/01/2036			46,255.00	46,255.00	
05/01/2037	60,000	5.400%	46,255.00	106,255.00	152,510.00
11/01/2037			44,635.00	44,635.00	
05/01/2038	65,000	5.400%	44,635.00	109,635.00	154,270.00
11/01/2038			42,880.00	42,880.00	
05/01/2039	70,000	5.400%	42,880.00	112,880.00	155,760.00
11/01/2039			40,990.00	40,990.00	
05/01/2040	70,000	5.400%	40,990.00	110,990.00	151,980.00
11/01/2040			39,100.00	39,100.00	
05/01/2041	75,000	5.400%	39,100.00	114,100.00	153,200.00
11/01/2041			37,075.00	37,075.00	
05/01/2042	80,000	5.400%	37,075.00	117,075.00	154,150.00
11/01/2042			34,915.00	34,915.00	
05/01/2043	85,000	5.400%	34,915.00	119,915.00	154,830.00
11/01/2043			32,620.00	32,620.00	
05/01/2044	90,000	5.600%	32,620.00	122,620.00	155,240.00
11/01/2044			30,100.00	30,100.00	
05/01/2045	95,000	5.600%	30,100.00	125,100.00	155,200.00
11/01/2045			27,440.00	27,440.00	
05/01/2046	100,000	5.600%	27,440.00	127,440.00	154,880.00
11/01/2046			24,640.00	24,640.00	
05/01/2047	105,000	5.600%	24,640.00	129,640.00	154,280.00
11/01/2047			21,700.00	21,700.00	
05/01/2048	110,000	5.600%	21,700.00	131,700.00	153,400.00
11/01/2048			18,620.00	18,620.00	
05/01/2049	120,000	5.600%	18,620.00	138,620.00	157,240.00
11/01/2049			15,260.00	15,260.00	
05/01/2050	125,000	5.600%	15,260.00	140,260.00	155,520.00
11/01/2050			11,760.00	11,760.00	
05/01/2051	130,000	5.600%	11,760.00	141,760.00	153,520.00

BOND DEBT SERVICE

\$2,230,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			8,120.00	8,120.00	
05/01/2052	140,000	5.600%	8,120.00	148,120.00	156,240.00
11/01/2052			4,200.00	4,200.00	
05/01/2053	150,000	5.600%	4,200.00	154,200.00	158,400.00
	2,230,000		2,402,336.47	4,632,336.47	4,632,336.47

\$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)
 Project Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-1,833,587.43	-2,310,799.48
03/29/23		1,833,587.43	2,305,913.51
04/04/23		-116.60	-146.52
05/02/23		-234.05	-292.88
06/02/23		-242.28	-301.80
07/05/23		-240.81	-298.48
07/25/23		2,408.75	2,976.57
08/02/23		-280.63	-346.42
08/03/23		-13,794.19	-17,025.34
09/05/23		-350.33	-430.30
09/06/23		-4.04	-4.96
10/03/23		-339.03	-414.67
10/17/23		56.25	68.65
11/02/23		-350.38	-426.67
12/04/23		-336.60	-407.91
01/03/24		-345.93	-417.39
01/05/24		-1,791.18	-2,160.52
02/02/24		-342.84	-411.85
03/04/24		-320.77	-383.48
04/02/24		-342.98	-408.30
05/02/24		-331.83	-393.24
06/04/24		-342.89	-404.38
07/02/24		-331.83	-389.68
08/02/24		-342.69	-400.62
09/04/24		-342.63	-398.61
10/02/24		-318.94	-369.48
11/04/24		-309.97	-357.36
12/03/24		-287.94	-330.51
01/03/25		-286.79	-327.70
02/04/25		-278.07	-316.25
02/28/25	MMkt Bal	23,886.11	27,067.41
02/28/25	MMkt Acc	76.55	86.75

06/15/27	TOTALS:	3,821.44	-2,251.91

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -2,251.91
 COMP DATE: 06/15/27 NET INCOME: 3,821.44
 BOND YIELD: 5.517541% TAX INV YIELD: 3.718460%

\$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-193,373.75	-243,701.47
03/15/23		49,750.00	62,698.01
03/15/23		35,000.00	44,109.15
03/15/23		32,500.00	40,958.50
03/15/23		6,000.00	7,561.57
03/15/23		2,650.00	3,339.69
03/17/23		5,900.00	7,433.29
03/21/23		40,000.00	50,364.75
03/23/23		8,000.00	10,069.90
08/03/23		13,794.19	17,025.34

06/15/27	TOTALS:	220.44	-141.28

ISSUE DATE:	03/15/23	REBATABL ARBITRAGE:	-141.28
COMP DATE:	06/15/27	NET INCOME:	220.44
BOND YIELD:	5.517541%	TAX INV YIELD:	3.629545%

\$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)
 Capitalized Interest Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-75,618.97	-95,299.67
05/01/23		15,391.47	19,262.84
11/01/23		60,227.50	73,352.71
01/05/24		1,791.18	2,160.52

06/15/27	TOTALS:	1,791.18	-523.59

ISSUE DATE:	03/15/23	REBATABLE ARBITRAGE:	-523.59
COMP DATE:	06/15/27	NET INCOME:	1,791.18
BOND YIELD:	5.517541%	TAX INV YIELD:	4.452991%

\$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)
 Reserve Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-77,100.00	-97,166.15
04/04/23		116.60	146.52
05/02/23		234.05	292.88
06/02/23		242.28	301.80
07/05/23		240.81	298.48
08/02/23		280.63	346.42
09/05/23		350.33	430.30
10/03/23		339.03	414.67
11/02/23		350.38	426.67
12/04/23		336.60	407.91
01/03/24		345.93	417.39
02/02/24		342.84	411.85
03/04/24		320.77	383.48
04/02/24		342.98	408.30
05/02/24		331.83	393.24
06/04/24		342.89	404.38
07/02/24		331.83	389.68
08/02/24		342.69	400.62
09/04/24		342.63	398.61
10/02/24		318.94	369.48
11/04/24		309.97	357.36
12/03/24		287.94	330.51
01/03/25		286.79	327.70
02/04/25		278.07	316.25
02/05/25		315.00	358.20
02/28/25	MMkt Bal	76,785.00	87,011.70
02/28/25	MMkt Acc	251.16	284.61

06/15/27	TOTALS:	7,267.97	-1,137.15

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -1,137.15
 COMP DATE: 06/15/27 NET INCOME: 7,267.97
 BOND YIELD: 5.517541% TAX INV YIELD: 4.871367%

\$2,230,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4B/5B Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
06/15/23		-1,960.00	-2,436.73
06/15/24		-2,070.00	-2,437.16

06/15/27	TOTALS:	-4,030.00	-4,873.89

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -4,873.89
 COMP DATE: 06/15/27
 BOND YIELD: 5.517541%

SECTION IX

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-107117-P Application No(s): 220503-34282

Project Name: Tohoqua Phase (if applicable): Phase 7

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

<p><u></u> Signature of Permittee</p> <p><u>Lennar Homes, LLC</u> Company Name</p> <p><u>407-448-3361 rob.bonin@lennar.com</u> Phone/email address</p>	<p><u>Rob Bonin - Land Development Operations</u> Name and Title</p> <p><u>6675 Westwood Boulevard 5th Floor</u> Company Address</p> <p><u>Orlando, FL 32821</u> City, State, Zip</p>
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B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

<p>By: _____ Signature of Representative of O&M Entity</p> <p><u>George S. Flint / District Manager</u> Name and Title</p> <p><u>gflint@gmscfl.com</u> Email Address</p> <p><u>(407) 841-5524</u> Phone</p>	<p><u>Tohoqua Community Development District</u> Name of Entity for O&M</p> <p><u>210 E Livingston St</u> Address</p> <p><u>Orlando, FL. 32801</u> City, State, Zip</p> <p>_____ Date</p>
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Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



SECTION X

SECTION C

SECTION 1

SUNSHINE LAND MANAGEMENT

4825 Wren Dr
Saint Cloud, FL 34772 US
+14074606926
info@slmenviro.com
www.SLMENVIRO.com



ADDRESS

Tohoqua CDD,
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822 USA

SHIP TO

Tohoqua CDD,
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822 USA

Estimate 1790

DATE 04/09/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pond Maintenance	Littoral Zone Herbicide Treatment/Trash Clean-up (Targeting all emergent grass in the Littoral Zone..pond 14	3.38	32.5443787	110.00
Pond Maintenance	Littoral Zone Herbicide Treatment/Trash Clean-up (Targeting all emergent grass in the Littoral Zone..pond 15	5.95	16.8067227	100.00

Payment is due upon project completion. Payments not received within 30 days from invoice date will incur additional monthly charges of 1.5% (18% annual APR).

SUBTOTAL 210.00
TAX 0.00

Customer may request reasonable changes to the Services described. Any changes to the Services must be in writing and signed by Customer. Customer agrees that any changes to the Services may result in additional charges and modify the schedule.

Sunshine Land Management Corp is not responsible for any ruts or damage to existing grass, damage to sidewalks, irrigation, any underground utilities, or landscaping that may be in the work area. We will use best practices and judgement to avoid damage to all of the above items.

TOTAL \$210.00

Accepted By:

Accepted Date:

SECTION 2

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the "**Agreement**") is entered into this ___ day of _____, 2024 between _____ (the "**Customer**"), and Florida ULS Operating, LLC DBA United Land Services (the "**Contractor**"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

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

Tohoqua Phase 4 Amenity Center
Turf maintenance, ornamental detailing, fertilization and pest control, palm pruning, and monthly irrigation inspections

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

Fulfillment Dr, Kissimmee, Fl. 34744

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

Start Date of New Service

5/1/2025

Addendum Additional Pricing;

Monthly

\$826.50

Yearly

\$9,918.00

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

CUSTOMER

CONTRACTOR

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Exhibit A: Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Mulch will be installed at timeframe determined by HOA.
- c. Mulch to be Dyed Hardwood Blend, installed 1x per year upon approval.
- d. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.

SECTION 3

SERVICES AGREEMENT ADDENDUM

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

Tohoqua Phase 7.
 Turf maintenance, ornamental Detailing, fertilization and pest control, and monthly irrigation inspections

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

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

Start Date of New Service **5/1/2025**

Addendum Additional Pricing; Monthly **\$5,591.00** Yearly **\$67,092.00**

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

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CONTRACTOR

Name: _____

Name: _____

Title: _____

Title: _____

Date : _____

Date: _____

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Scope of Services Summary

Annual Maintenance Outline

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- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
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1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.

SECTION D

TOHOQUA

TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

MARCH & APRIL 2025

RESIDENTS' CLUB

FACILITY REPORT:

- Pool Attendant services began in March
- Pool bucket has been cleaned
- Additional bike rack installed
- Clubhouse Rentals in March: 3
- Clubhouse Rentals in April: 4

EVENTS RECAP: MARCH & APRIL

- Kids Paint Party
- Spring Break Luau
- Spring Garage Sale
- Happy Hoppy Easter

UPCOMING:

- Events:
 - Mommy and Me Paint Party
 - End of School Bubble Party
 - Marcos Pizza Homeowner Appreciation Day



New Bike Rack

March & April Events



Kids Paint Party





**Spring
Break
Luau**





Happy Hoppo Easter



SECTION E

SECTION 1

Tohoqua Community Development District

Summary of Check Register

February 25, 2025 to April 21, 2025

Fund	Date	Check No.'s	Amount
General Fund	2/25/25	232-234	\$ 2,117.96
	3/14/25	235-242	\$ 41,636.82
	3/18/25	243-248	\$ 46,549.96
	3/24/25	249-252	\$ 1,111,228.32
	3/31/25	253-255	\$ 6,446.45
	4/8/25	256-264	\$ 30,935.52
	4/14/25	265-269	\$ 27,288.32
			\$ 1,266,203.35
	<u>Supervisor Fees - March 2025</u>		
	Andre Vidrine	50128	\$ 184.70
	Marcus Hooker	50129	\$ 184.70
	Asif Qureshi	50130	\$ 184.70
	Terry Knight	50131	\$ 184.70
			\$ 738.80
Total Amount			\$ 1,266,942.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/25	00004	2/17/25	136850	202501	310-51300	31500		CONVEYANCE FEES LATHAM LUNA EDEN & BEAUDINE LLP	*	145.00	145.00	000232
2/25/25	00064	2/19/25	62032286	202502	320-53800	47100		PEST CONTROL - FEB 25 TURNER PEST CONTROL, LLC	*	68.96	68.96	000233
2/25/25	00032	2/18/25	25-1471	202501	320-53800	46700		JANITORIAL SVCS - JAN 25 WESTWOOD INTERIOR CLEANING INC.	*	1,904.00	1,904.00	000234
3/14/25	00062	3/05/25	7354-03-	202503	310-51300	31200		ARBITRAGE-SERIES 2018 AMTEC	*	450.00	450.00	000235
3/14/25	00096	12/20/24	9183657	202412	320-53800	46401		REMOVE/GRIND OAK BY POOL BRIGHTVIEW LANDSCAPE SERVICES, INC	*	9,750.00	9,750.00	000236
3/14/25	00022	3/01/25	106	202503	330-53800	11000		AMENITY MANAGEMENT-MAR25	*	11,704.17		
		3/01/25	106	202503	330-53800	48200		MAINTENACE SUPPLIES-MAR25	*	203.65		
		3/01/25	106	202503	330-53800	49200		CABLE CLIPS FOR FRNT DESK	*	17.14		
								COMMUNITY ASSOCIATION AND LIFESTYLE			11,924.96	000237
3/14/25	00002	3/01/25	360	202503	310-51300	34000		MANAGEMENT FEES-MAR25	*	3,750.00		
		3/01/25	360	202503	310-51300	35200		WEBSITE ADMIN-MAR25	*	111.33		
		3/01/25	360	202503	310-51300	35100		INFORMATION TECH-MAR25	*	167.00		
		3/01/25	360	202503	310-51300	31300		DISSEMINATION SVCS-MAR25	*	1,875.00		
		3/01/25	360	202503	310-51300	51000		OFFICE SUPPLIES-MAR25	*	.06		
		3/01/25	360	202503	310-51300	42000		POSTAGE-MAR25	*	91.69		
		3/01/25	360	202503	310-51300	42500		COPIES-MAR25	*	48.60		
		3/01/25	361	202503	320-53800	12000		FIELD MANAGEMENT-MAR25	*	2,006.25		
		3/01/25	362	202503	320-53800	12300		FACILITY MAINT-MAR25	*	8,209.08		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			16,259.01	000238

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/14/25	00006	12/10/24	17-188(1	202411	310	51300	31100		ENGINEERING SVCS-NOV24	*	437.50		
		12/10/24	17-188(1	202411	310	51300	31100		ENGINEERING SVCS-NOV24	*	37.85		
		12/10/24	17-188(1	202411	310	51300	31100		ENGINEERING SVCS-NOV24	*	350.00		
		1/16/25	17-188(1	202412	310	51300	31100		ENGINEERING SVCS-DEC24	*	87.50		
									POULOS & BENNETT, LLC			912.85	000239
3/14/25	00076	2/20/25	25-16	202502	330	53800	48200		FIXED GATE HINGE POST	*	950.00		
									STRAIGHT UP FENCE INC			950.00	000240
3/14/25	00052	3/01/25	2134	202503	320	53800	46300		POND MAINT/ANALYSIS TEST	*	1,060.00		
									SUNSHINE LAND MANAGEMENT CORP.			1,060.00	000241
3/14/25	00060	2/16/25	166	202503	330	53800	48000		MARCH PAINTING PARTY	*	330.00		
									TIFFANIE MAAS			330.00	000242
3/18/25	00057	3/07/25	5761	202502	330	53800	48200		REPAIR PAVERS	*	465.00		
									BERRY CONSTRUCTION OF			465.00	000243
3/18/25	00089	3/21/25	TR 03212	202503	330	53800	48000		LIVE MUSIC 3/21/25	*	750.00		
									LINDSEY LEIGH TREFZ DBA			750.00	000244
3/18/25	00024	3/01/25	101953	202503	320	53800	47200		POOL MAINTENANCE - MAR 25	*	1,735.00		
									ROBERTS POOL SRVC AND REPAIR INC			1,735.00	000245
3/18/25	00026	2/26/25	314839	202502	330	53800	53000		POOL CHEMICALS	*	2,009.95		
									SPIES POOL, LLC			2,009.95	000246
3/18/25	00064	3/10/25	62043254	202503	320	53800	47100		PEST CONTROL - MAR 25	*	68.96		
									TURNER PEST CONTROL, LLC			68.96	000247
3/18/25	00033	2/21/25	135176	202502	320	53800	46400		REPLACE PLANT MATERIALS	*	1,816.75		
		2/24/25	135465	202502	320	53800	46200		PH3 LANDSCAPE MAINT-FEB25	*	2,901.00		

TQUA TOHOQUA CDD BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25		135466	202502 320-53800-46200						PHASE 4A MAINT-FEB25	*	4,837.00		
2/24/25		135468	202502 320-53800-46200						MAINT CONTRACT-FEB25	*	26,808.92		
3/04/25		137224	202503 320-53800-46400						ENHANCE 2 BEDS	*	3,893.80		
3/04/25		137228	202503 320-53800-46400						INSTALL GRASS AND PALMS	*	518.27		
3/04/25		137255	202503 320-53800-46400						INSTALL PLANTS IN PLANTER	*	588.53		
3/10/25		138682	202503 320-53800-46400						SHRUB REMOVAL	*	156.78		
-----											41,521.05	000248	
3/24/25	00062	3/20/25	7513-03- 202503 310-51300-31200						ARBITRAGE - S2023 4B/5B	*	450.00		
-----											450.00	000249	
3/24/25	00040	1/29/25	147978 202501 330-53800-49200						LITTER/TRASH BAGS	*	728.82		
-----											728.82	000250	
3/24/25	00098	3/24/25	32425 202503 300-15100-10000						TXFR EXCESS TO SBA	*	1,110,000.00		
-----											1,110,000.00	000251	
3/24/25	00060	3/18/25	167 202503 330-53800-48000						MARCH PAINT PARTY 3/15/25	*	49.50		
-----											49.50	000252	
3/31/25	00057	3/15/25	5771 202503 320-53800-47600						MOVE SIGNAGE	*	385.00		
-----											385.00	000253	
3/31/25	00026	3/14/25	315329 202503 330-53800-53000						REPAIR CHLORINE STENNER	*	715.00		
		3/14/25	315400 202503 330-53800-53000						REPLACE MOTOR AND PLATE	*	1,625.00		
		3/21/25	315628 202503 330-53800-53000						BULK BLEACH	*	1,817.45		
-----											4,157.45	000254	
3/31/25	00032	3/19/25	25-1761 202502 320-53800-46700						JANITORIAL SVCS - FEB25	*	1,904.00		
-----											1,904.00	000255	

TQUA TOHOQUA CDD BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/08/25	00099	3/26/25	2567	202504	330	53800	48000		FACE PAINTING/BALLOONS	*	1,032.00			
												MARCELA V BUSTAMANTE DBA BLAZIN	1,032.00	000256
4/08/25	00022	4/01/25	107(APR2	202504	330	53800	11000		AMENITY MANAGEMENT APR 25	*	11,704.17			
		4/01/25	107(APR2	202504	330	53800	48200		MAINTENANCE SUPPLIES	*	9.78			
		4/01/25	107(APR2	202504	330	53800	48000		DD - COFFEE EVENT	*	148.84			
		4/01/25	107(APR2	202504	330	53800	48000		PBLX - COFFEE EVENT	*	24.56			
		4/01/25	107(APR2	202504	330	53800	48200		MAINTENANCE TOOLS	*	63.91			
		4/01/25	107(APR2	202504	330	53800	48000		DT - VALENTINE EVENT	*	46.00			
		4/01/25	107(APR2	202504	330	53800	48000		AMZN - VALENTINE EVENT	*	54.91			
		4/01/25	107(MAR2	202503	320	53800	12200		POOL ATTENDANT - MAR 25	*	240.00			
												COMMUNITY ASSOCIATION AND LIFESTYLE	12,292.17	000257
4/08/25	00090	8/06/24	2024-763	202410	310	51300	35100		NEW ROUTER & SWITCH	*	336.47			
		8/28/24	2024-767	202410	310	51300	35100		SETUP PHONES	*	83.52			
		11/03/24	2024-776	202411	310	51300	35100		IT SERVICE	*	293.52			
		11/15/24	2024-780	202411	310	51300	35100		IT SERVICE	*	214.02			
												LESTER PHELPS III DBA COMPUTECH	927.53	000258
4/08/25	00024	4/01/25	102015	202504	320	53800	47200		POOL MAINTENANCE - APR 25	*	1,735.00			
												ROBERTS POOL SRVC AND REPAIR INC	1,735.00	000259
4/08/25	00026	3/21/25	315640	202503	330	53800	53000		ACID STENNER LINE	*	250.00			
												SPIES POOL, LLC	250.00	000260
4/08/25	00052	4/01/25	2170	202504	320	53800	46300		POND MAINT/ANALYSIS TEST	*	1,060.00			
												SUNSHINE LAND MANAGEMENT CORP.	1,060.00	000261
4/08/25	00100	4/01/25	000495	202504	330	53800	48000		PHOTO BACKDROP	*	705.00			
												BARRY DEAN LONG DBA THE CHARACTER	705.00	000262
TQUA TOHOQUA CDD BOH														

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/25	00033	11/06/24	118128	202411	320	53800	46400			*	4,115.90		
			REPLACE PLANTS										
		11/06/24	118137	202411	320	53800	46400			*	900.00		
			STAKE TREES										
		11/06/24	118138	202411	320	53800	46400			*	1,907.25		
			REPLACE TREE HIT BY CAR										
		12/19/24	125610	202412	320	53800	46400			*	5,304.30		
			RESTAKE TREES										
FLORIDA ULS OPERATING, LLC DBA											12,227.45	000263	
4/08/25	00039	1/31/25	25206061	202501	330	53800	48100			*	52.49		
			STEP STOOL										
		2/20/25	25248966	202502	330	53800	48100			*	153.98		
			COPY PAPER										
		2/20/25	25248966	202502	330	53800	49200			*	499.90		
			PAPER TOWELS										
W.B.MASON CO.INC											706.37	000264	
4/14/25	00057	4/05/25	5797	202503	320	53800	47800			*	435.00		
			RELEVEL POOL PAVERS										
BERRY CONSTRUCTION OF											435.00	000265	
4/14/25	00002	4/01/25	364	202504	310	51300	34000			*	3,750.00		
			MANAGEMENT FEES - APR 25										
		4/01/25	364	202504	310	51300	35200			*	111.33		
			WEBSITE ADMIN - APR 25										
		4/01/25	364	202504	310	51300	35100			*	167.00		
			INFORMATION TECH - APR 25										
		4/01/25	364	202504	310	51300	31300			*	1,875.00		
			DISSEMINATION - APR 25										
		4/01/25	364	202504	310	51300	51000			*	.24		
			OFFICE SUPPLIES										
		4/01/25	364	202504	310	51300	42000			*	77.70		
			POSTAGE										
		4/01/25	364	202504	310	51300	42500			*	35.25		
			COPIES										
		4/01/25	365	202504	320	53800	12000			*	2,006.25		
			FIELD MAINT - APR25										
		4/01/25	366	202504	320	53800	12300			*	8,209.08		
			FACILITY MAINT - APR25										
GOVERNMENTAL MANAGEMENT SERVICES-CF											16,231.85	000266	
4/14/25	00064	4/07/25	62055412	202504	320	53800	47100			*	68.96		
			PEST CONTROL - APR25										
TURNER PEST CONTROL, LLC											68.96	000267	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/25	00033	4/11/25	144340	202504	320	53800	46400			*	3,468.93		
			REPLACE PLANTS WITH SOD										
		4/11/25	144343	202504	320	53800	46401			*	1,266.18		
			REPLACE TREE										
		4/11/25	144350	202504	320	53800	46400			*	1,699.18		
			INSTALL PLANTS										
		4/11/25	144356	202504	320	53800	46400			*	400.84		
			INSTALL PLANTS										
FLORIDA ULS OPERATING, LLC DBA												6,835.13	000268
4/14/25	00013	3/25/25	7691364	202503	310	51300	32300			*	2,168.47		
			TRUSTEE FEE S2018 FY25										
		3/25/25	7691364	202503	300	15500	10000			*	1,548.91		
			TRUSTEE FEE S2018 FY26										
US BANK												3,717.38	000269
TOTAL FOR BANK B											1,266,203.35		
TOTAL FOR REGISTER											1,266,203.35		

TQUA TOHOQUA CDD BOH

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
March 31, 2025



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>Debt Service Fund - Series 2024 Phase 7</u>
11	<u>Capital Reserve Fund</u>
12	<u>Capital Project Funds</u>
13-15	<u>Month to Month</u>
16-17	<u>Long Term Debt Summary</u>
18	<u>Assessment Receipt Schedule</u>

Tohoqua
Community Development District
Combined Balance Sheet
March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Cash	\$ 481,846	\$ -	\$ -	\$ 27,579	\$ 509,425
State Board of Administration	\$ 1,110,548	\$ -	\$ -	\$ -	\$ 1,110,548
Investments					
<u>Series 2018</u>					
Reserve	\$ -	\$ 69,039	\$ -	\$ -	\$ 69,039
Revenue	\$ -	\$ 176,990	\$ -	\$ -	\$ 176,990
Construction	\$ -	\$ -	\$ 14,058	\$ -	\$ 14,058
<u>Series 2021 Phase 2</u>					
Reserve	\$ -	\$ 72,381	\$ -	\$ -	\$ 72,381
Revenue	\$ -	\$ 166,130	\$ -	\$ -	\$ 166,130
Construction	\$ -	\$ -	\$ 505	\$ -	\$ 505
<u>Series 2021 Phase 4A/5A</u>					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 170,863	\$ -	\$ -	\$ 170,863
Construction	\$ -	\$ -	\$ 10	\$ -	\$ 10
<u>Series 2022 Phase 3A/6A</u>					
Reserve	\$ -	\$ 76,284	\$ -	\$ -	\$ 76,284
Revenue	\$ -	\$ 157,406	\$ -	\$ -	\$ 157,406
Construction	\$ -	\$ -	\$ 6,881	\$ -	\$ 6,881
<u>Series 2023 Phase 4B/5B</u>					
Reserve	\$ -	\$ 76,785	\$ -	\$ -	\$ 76,785
Revenue	\$ -	\$ 158,415	\$ -	\$ -	\$ 158,415
Prepayment	\$ -	\$ 1,436	\$ -	\$ -	\$ 1,436
Construction	\$ -	\$ -	\$ 24,214	\$ -	\$ 24,214
<u>Series 2023 Phase 4C</u>					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Revenue	\$ -	\$ 140,974	\$ -	\$ -	\$ 140,974
Construction	\$ -	\$ -	\$ 1,492,921	\$ -	\$ 1,492,921
Cost of Issuance	\$ -	\$ -	\$ 35	\$ -	\$ 35
<u>Series 2024 Phase 7</u>					
Reserve	\$ -	\$ 162,055	\$ -	\$ -	\$ 162,055
Revenue	\$ -	\$ 321,073	\$ -	\$ -	\$ 321,073
Construction	\$ -	\$ -	\$ 4,331,397	\$ -	\$ 4,331,397
Due From General Fund	\$ -	\$ 5,456	\$ -	\$ -	\$ 5,456
Prepaid Expenses	\$ 1,886	\$ -	\$ -	\$ -	\$ 1,886
Total Assets	\$ 1,594,280	\$ 1,901,789	\$ 5,870,021	\$ 27,579	\$ 9,393,669
Liabilities:					
Accounts Payable	\$ 18,504	\$ -	\$ -	\$ -	\$ 18,504
FICA Payable	\$ 31	\$ -	\$ -	\$ -	\$ 31
Due to Debt Service	\$ 5,456	\$ -	\$ -	\$ -	\$ 5,456
Total Liabilities	\$ 23,990	\$ -	\$ -	\$ -	\$ 23,990
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	\$ 1,886	\$ -	\$ -	\$ -	\$ 1,886
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 246,651	\$ -	\$ -	\$ 246,651
Debt Service - Series 2021 Phase 2	\$ -	\$ 239,167	\$ -	\$ -	\$ 239,167
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 246,896	\$ -	\$ -	\$ 246,896
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 234,374	\$ -	\$ -	\$ 234,374
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 237,331	\$ -	\$ -	\$ 237,331
Debt Service - Series 2023 Phasen 4C	\$ -	\$ 212,773	\$ -	\$ -	\$ 212,773
Debt Service - Series 2024 Phasen 7	\$ -	\$ 484,597	\$ -	\$ -	\$ 484,597
Capital Reserve	\$ -	\$ -	\$ -	\$ 27,579	\$ 27,579
Capital Projects	\$ -	\$ -	\$ 5,870,021	\$ -	\$ 5,870,021
Unassigned	\$ 1,568,404	\$ -	\$ -	\$ -	\$ 1,568,404
Total Fund Balances	\$ 1,570,290	\$ 1,901,789	\$ 5,870,021	\$ 27,579	\$ 9,369,679
Total Liabilities & Fund Balance	\$ 1,594,280	\$ 1,901,789	\$ 5,870,021	\$ 27,579	\$ 9,393,669

Tohoqua
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Assessments - Tax Collector	\$ 1,459,638	\$ 1,437,535	\$ 1,437,535	\$ -
Assessments - Direct	\$ 343,152	\$ 257,364	\$ 257,364	\$ -
Cost Share Revenue	\$ 10,496	\$ -	\$ -	\$ -
Special Events Revenue	\$ 12,000	\$ 6,000	\$ 5,130	\$ (870)
Interest Income	\$ -	\$ -	\$ 548	\$ 548
Total Revenues	\$ 1,825,286	\$ 1,700,899	\$ 1,700,577	\$ (322)
Expenditures				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
FICA Expense	\$ 918	\$ 459	\$ 168	\$ 291
Engineering	\$ 12,000	\$ 6,000	\$ 913	\$ 5,087
Attorney	\$ 25,000	\$ 12,500	\$ 5,069	\$ 7,431
Annual Audit	\$ 12,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,130	\$ 11,130	\$ 11,130	\$ -
Arbitrage	\$ 3,600	\$ 1,800	\$ 1,800	\$ -
Dissemination	\$ 22,500	\$ 11,250	\$ 11,350	\$ (100)
Trustee Fees	\$ 36,239	\$ 16,732	\$ 16,732	\$ -
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 2,004	\$ 1,002	\$ 1,930	\$ (928)
Website Maintenance	\$ 1,336	\$ 668	\$ 668	\$ 0
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage	\$ 1,000	\$ 500	\$ 410	\$ 90
Insurance	\$ 7,127	\$ 7,127	\$ 6,631	\$ 496
Printing & Binding	\$ 3,000	\$ 1,500	\$ 322	\$ 1,178
Legal Advertising	\$ 3,800	\$ 1,900	\$ 669	\$ 1,231
Other Current Charges	\$ 2,000	\$ 1,000	\$ 719	\$ 281
Property Appraiser Fees	\$ 500	\$ 250	\$ 570	\$ (320)
Office Supplies	\$ 625	\$ 313	\$ 2	\$ 311
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 202,253	\$ 102,955	\$ 83,957	\$ 18,998
Operations & Maintenance				
Contract Services				
Field Management	\$ 24,075	\$ 12,038	\$ 12,038	\$ -
Amenities Management	\$ 140,450	\$ 70,225	\$ 70,225	\$ -
Landscape Maintenance	\$ 529,094	\$ 264,547	\$ 167,882	\$ 96,665
Lake Maintenance	\$ 34,720	\$ 17,360	\$ 6,710	\$ 10,650
Pool Maintenance	\$ 40,320	\$ 20,160	\$ 11,610	\$ 8,550
Pest Control	\$ 1,404	\$ 702	\$ 408	\$ 294
Janitorial Services	\$ 41,520	\$ 20,760	\$ 9,996	\$ 10,764
Subtotal Contract Services	\$ 811,583	\$ 405,792	\$ 278,868	\$ 126,923
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 15,000	\$ 19,202	\$ (4,202)
Mulch	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Tree Removal & Replacement	\$ 20,000	\$ 10,000	\$ 13,836	\$ (3,836)
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 1,445	\$ 1,055
Stormwater Inspections	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 1,435	\$ 3,565
Hurricane Cleanup	\$ -	\$ -	\$ 22,318	\$ (22,318)
Alley & Sidewalk Maintenance	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Signage	\$ 1,500	\$ 750	\$ 385	\$ 365
Walls & Monument Repair	\$ 1,500	\$ 750	\$ -	\$ 750
Pressure Washing	\$ 17,500	\$ 8,750	\$ -	\$ 8,750
Fencing	\$ 1,500	\$ 750	\$ -	\$ 750
Subtotal Repairs & Maintenance	\$ 150,000	\$ 75,000	\$ 58,621	\$ 16,379

Tohoqua

Community Development District General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Utilities				
Pool - Electric	\$ 38,280	\$ 19,140	\$ 11,951	\$ 7,189
Pool - Water	\$ 18,480	\$ 9,240	\$ 10,502	\$ (1,262)
Electric	\$ 2,500	\$ 1,250	\$ 142	\$ 1,108
Water & Sewer	\$ 120,000	\$ 60,000	\$ 36,373	\$ 23,627
Streetlights	\$ 125,000	\$ 62,500	\$ 40,294	\$ 22,206
Subtotal Utilities	\$ 304,260	\$ 152,130	\$ 99,262	\$ 52,868
Amenities				
Property Insurance	\$ 54,366	\$ 54,366	\$ 32,204	\$ 22,162
Pool Attendants	\$ 30,000	\$ 15,000	\$ 870	\$ 14,130
Facility Maintenance	\$ 98,509	\$ 49,255	\$ 49,254	\$ -
Pool Repairs & Maintenance	\$ 25,000	\$ 12,500	\$ 18,946	\$ (6,446)
Pool Permits	\$ 650	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 6,000	\$ 3,000	\$ 171	\$ 2,829
Fire Alarm & Security Monitoring	\$ 840	\$ 420	\$ 210	\$ 210
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Fire Extinguisher Inspections	\$ 100	\$ 50	\$ -	\$ 50
Amenity Signage	\$ 4,000	\$ 2,000	\$ 333	\$ 1,667
Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 4,906	\$ 94
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,236	\$ (236)
Operating Supplies	\$ 5,000	\$ 2,500	\$ 2,793	\$ (293)
Doggie Pots	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Special Events	\$ 25,000	\$ 12,500	\$ 7,910	\$ 4,590
Termite Bond	\$ 600	\$ 300	\$ -	\$ 300
Holiday Décor	\$ 15,625	\$ 5,100	\$ 5,100	\$ -
Subtotal Amenities	\$ 282,190	\$ 165,741	\$ 123,932	\$ 41,808
Other				
Contingency	\$ 25,000	\$ 12,500	\$ 464	\$ 12,036
Subtotal Other	\$ 25,000	\$ 12,500	\$ 464	\$ 12,036
Total Operations & Maintenance	\$ 1,573,033	\$ 811,162	\$ 561,147	\$ 250,015
Total Expenditures	\$ 1,775,286	\$ 914,117	\$ 645,103	\$ 269,013
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 1,055,473	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 1,055,473	
Fund Balance - Beginning	\$ -		\$ 514,816	
Fund Balance - Ending	\$ 0		\$ 1,570,290	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 135,373	\$ 135,373	\$ -
Interest Income	\$ -	\$ -	\$ 3,238	\$ 3,238
Total Revenues	\$ 137,458	\$ 135,373	\$ 138,611	\$ 3,238
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		\$ 92,601	
Fund Balance - Beginning	\$ 83,376		\$ 154,050	
Fund Balance - Ending	\$ 83,814		\$ 246,651	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 142,573	\$ 142,573	\$ -
Interest Income	\$ -	\$ -	\$ 2,909	\$ 2,909
Total Revenues	\$ 144,764	\$ 142,573	\$ 145,482	\$ 2,909
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		\$ 102,420	
Fund Balance - Beginning	\$ 62,666		\$ 136,748	
Fund Balance - Ending	\$ 66,305		\$ 239,167	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 150,700	\$ 148,419	\$ 148,419	\$ -
Interest Income	\$ -	\$ -	\$ 2,992	\$ 2,992
Total Revenues	\$ 150,700	\$ 148,419	\$ 151,411	\$ 2,992
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		\$ 105,443	
Fund Balance - Beginning	\$ 64,319		\$ 141,453	
Fund Balance - Ending	\$ 68,084		\$ 246,896	

Tohoqua
Community Development District
Debt Service Fund - Series 2022 Phase 3A/6A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 150,950	\$ 148,664	\$ 148,664	\$ -
Interest Income	\$ -	\$ -	\$ 2,220	\$ 2,220
Total Revenues	\$ 150,950	\$ 148,664	\$ 150,885	\$ 2,220
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		\$ 91,431	
Fund Balance - Beginning	\$ 65,133		\$ 142,943	
Fund Balance - Ending	\$ 67,176		\$ 234,374	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 154,199	\$ 151,102	\$ 151,102	\$ -
Interest Income	\$ -	\$ -	\$ 2,284	\$ 2,284
Total Revenues	\$ 154,199	\$ 151,102	\$ 153,386	\$ 2,284
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		\$ 83,833	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,732)	\$ (1,732)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,732)	\$ (1,732)
Net Change in Fund Balance	\$ 94		\$ 82,101	
Fund Balance - Beginning	\$ 65,283		\$ 155,230	
Fund Balance - Ending	\$ 65,377		\$ 237,331	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 142,307	\$ 140,153	\$ 140,153	\$ -
Interest Income	\$ -	\$ -	\$ 2,585	\$ 2,585
Total Revenues	\$ 142,307	\$ 140,153	\$ 142,738	\$ 2,585
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		\$ 85,943	
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		\$ 76,585	
Fund Balance - Beginning	\$ 74,386		\$ 136,188	
Fund Balance - Ending	\$ 78,103		\$ 212,773	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Special Assessments	\$ 324,110	\$ 319,202	\$ 319,202	\$ -
Interest Income	\$ -	\$ -	\$ 5,518	\$ 5,518
Total Revenues	\$ 324,110	\$ 319,202	\$ 324,720	\$ 5,518
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		\$ 225,260	
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		\$ 219,996	
Fund Balance - Beginning	\$ 99,460		\$ 264,601	
Fund Balance - Ending	\$ 131,233		\$ 484,597	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 536	\$ 536
Total Revenues	\$ -	\$ -	\$ 536	\$ 536
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 536	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 536	
Fund Balance - Beginning	\$ 27,047		\$ 27,043	
Fund Balance - Ending	\$ 77,047		\$ 27,579	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 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	\$ 312	\$ 11	\$ 0	\$ 161	\$ 514	\$ 33,049	\$ 96,043	\$ 130,090
Total Revenues	\$ 312	\$ 11	\$ 0	\$ 161	\$ 514	\$ 33,049	\$ 96,043	\$ 130,090
Expenditures:								
Capital Outlay	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ 1,822	\$ 2,001	\$ 4,383
Total Expenditures	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ 1,822	\$ 2,001	\$ 4,383
Excess (Deficiency) of Revenues over Expenditures	\$ 312	\$ 11	\$ 0	\$ (399)	\$ 514	\$ 31,226	\$ 94,042	\$ 125,707
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 1,732	\$ 9,358	\$ 5,265	\$ 16,354
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 1,732	\$ 9,358	\$ 5,265	\$ 16,354
Net Change in Fund Balance	\$ 312	\$ 11	\$ 0	\$ (399)	\$ 2,246	\$ 40,584	\$ 99,307	\$ 142,061
Fund Balance - Beginning	\$ 13,747	\$ 494	\$ 9	\$ 7,280	\$ 21,968	\$ 1,452,372	\$ 4,232,090	\$ 5,727,960
Fund Balance - Ending	\$ 14,058	\$ 505	\$ 10	\$ 6,881	\$ 24,214	\$ 1,492,956	\$ 4,331,397	\$ 5,870,021

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	\$ 11,015	\$ 5,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,437,535
Assessments - Direct	\$ -	\$ 171,576	\$ -	\$ -	\$ 85,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,364
Special Events Revenue	\$ 500	\$ 160	\$ 410	\$ 1,580	\$ 900	\$ 1,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,130
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 548
Total Revenues	\$ 500	\$ 340,334	\$ 1,243,414	\$ 11,074	\$ 97,702	\$ 7,552	\$ -	\$ 1,700,577					
Expenditures													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ -	\$ 46	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ 825	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 913
Attorney	\$ 87	\$ 3,034	\$ 1,803	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,069
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,130
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Dissemination	\$ 1,975	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,350
Trustee Fees	\$ 10,859	\$ 3,704	\$ -	\$ -	\$ -	\$ 2,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,732
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 587	\$ 675	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 90	\$ 3	\$ 154	\$ 8	\$ 64	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 37	\$ 76	\$ 107	\$ 16	\$ 39	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322
Legal Advertising	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669
Other Current Charges	\$ 106	\$ 177	\$ 106	\$ 106	\$ 112	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 36,209	\$ 15,775	\$ 8,161	\$ 7,609	\$ 6,119	\$ 10,084	\$ -	\$ 83,957					

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	\$ 2,006	\$ 2,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,038
Amenities Management	\$ 11,704	\$ 11,704	\$ 11,704	\$ 11,704	\$ 11,704	\$ 11,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,225
Landscape Maintenance	\$ 32,929	\$ 32,929	\$ 40,667	\$ 26,809	\$ 34,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	167,882
Lake Maintenance	\$ 1,060	\$ 1,410	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,710
Pool Maintenance	\$ 2,935	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,610
Pest Control	\$ 67	\$ 67	\$ 67	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	408
Janitorial Services	\$ 1,904	\$ 2,142	\$ 2,142	\$ 1,904	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,996
Subtotal Contract Services	\$ 52,606	\$ 51,994	\$ 59,382	\$ 45,287	\$ 53,025	\$ 16,574	\$ -	278,868					
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ 6,923	\$ 5,304	\$ -	\$ 1,817	\$ 5,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,202
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Tree Removal & Replacement	\$ 4,086	\$ -	\$ 9,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,836
Irrigation Repairs	\$ -	\$ -	\$ 1,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,445
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,435
Hurricane Cleanup	\$ 22,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,318
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	385
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Repairs & Maintenance	\$ 26,404	\$ 6,923	\$ 16,500	\$ 1,000	\$ 1,817	\$ 5,977	\$ -	58,621					
Utilities													
Pool - Electric	\$ 2,702	\$ -	\$ 4,396	\$ -	\$ 2,389	\$ 2,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,951
Pool - Water	\$ 1,874	\$ 1,497	\$ 1,846	\$ 1,621	\$ 1,943	\$ 1,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,502
Electric	\$ 26	\$ -	\$ 55	\$ -	\$ 32	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	142
Water & Sewer	\$ 10,170	\$ 4,903	\$ 5,279	\$ 7,299	\$ 4,872	\$ 3,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,373
Streetlights	\$ 7,613	\$ -	\$ 15,923	\$ -	\$ 8,379	\$ 8,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,294
Subtotal Utilities	\$ 22,385	\$ 6,400	\$ 27,499	\$ 8,920	\$ 17,615	\$ 16,443	\$ -	99,262					

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	\$ -	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870
Facility Maintenance	\$ 8,209	\$ 8,209	\$ 8,209	\$ 8,209	\$ 8,209	\$ 8,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,254
Pool Repairs & Maintenance	\$ 1,465	\$ 7,272	\$ 1,272	\$ 2,520	\$ 2,010	\$ 4,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,946
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Repairs & Maintenance	\$ 218	\$ 2,215	\$ 631	\$ 204	\$ 1,433	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,906
Office Supplies	\$ 836	\$ -	\$ 109	\$ 136	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,236
Operating Supplies	\$ 901	\$ 171	\$ 95	\$ 911	\$ 698	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,793
Doggie Pots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$ 657	\$ 2,750	\$ 654	\$ 2,670	\$ 50	\$ 1,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,910
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 50,090	\$ 20,817	\$ 11,510	\$ 14,685	\$ 12,589	\$ 14,242	\$ -	\$ 123,932					
Other													
Contingency	\$ 41	\$ 175	\$ 24	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Subtotal Other	\$ 41	\$ 175	\$ 24	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Total Operations & Maintenance	\$ 151,526	\$ 86,309	\$ 114,914	\$ 70,115	\$ 85,047	\$ 53,237	\$ -	\$ 561,147					
Total Expenditures	\$ 187,734	\$ 102,084	\$ 123,075	\$ 77,724	\$ 91,165	\$ 63,321	\$ -	\$ 645,103					
Excess (Deficiency) of Revenues over Expenditures	\$ (187,234)	\$ 238,250	\$ 1,120,339	\$ (66,650)	\$ 6,537	\$ (55,769)	\$ -	\$ 1,055,473					
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (187,234)	\$ 238,250	\$ 1,120,339	\$ (66,650)	\$ 6,537	\$ (55,769)	\$ -	\$ 1,055,473					

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	\$76,284
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	\$76,785	
Bonds Outstanding - 03/15/23		\$2,230,000
Less: Principal Payment - 5/1/24		(\$30,000)
Less: Special Call - 11/1/24		(\$10,000)
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%										12%	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			
2/10/25	ACH	\$ 20,447.84	\$ (488.84)	\$ (399.18)	\$ -	\$ 19,559.82	\$ 10,719.67	\$ 1,009.48	\$ 1,063.15	\$ 1,106.76	\$ 1,108.59	\$ 1,126.77	\$ 1,045.12	\$ 2,380.28	\$ 19,559.82			
2/10/25	ACH	\$ 548.95	\$ -	\$ (10.98)	\$ -	\$ 537.97	\$ 294.84	\$ 27.76	\$ 29.24	\$ 30.44	\$ 30.49	\$ 30.99	\$ 28.74	\$ 65.47	\$ 537.97			
3/11/25	ACH	\$ 496.60	\$ -	\$ (9.93)	\$ -	\$ 486.67	\$ 266.72	\$ 25.12	\$ 26.45	\$ 27.54	\$ 27.58	\$ 28.04	\$ 26.00	\$ 59.22	\$ 486.67			
3/11/25	ACH	\$ 9,711.63	\$ (109.49)	\$ (192.05)	\$ -	\$ 9,410.09	\$ 5,157.16	\$ 485.65	\$ 511.48	\$ 532.45	\$ 533.33	\$ 542.08	\$ 502.80	\$ 1,145.14	\$ 9,410.09			
Total		\$ 2,787,015.14	\$ (110,507.30)	\$ (53,486.67)	\$ -	\$ 2,623,021.17	\$ 1,437,535.00	\$ 135,373.27	\$ 142,572.91	\$ 148,418.81	\$ 148,664.25	\$ 151,102.05	\$ 140,152.83	\$ 319,202.05	\$ 2,623,021.17			

98%	Net Percent Collected
\$ 40,329.93	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	
11/20/24	11/1/24	95029517	\$ 171,575.83	\$ 171,575.83	\$ 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	\$ 257,363.74	\$ 257,363.74	

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Brittany Brookes
Recording Secretary
Tohoqua Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Tohoqua Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Tohoqua Community Development District as of April 15, 2025.

The number of registered voters within the Tohoqua CDD is 1,474 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola