Community Development District

Adopted Budget FY2026



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Community Development District General Fund

General Fund Fiscal Year 2026

	Adopted Budget	Actual thru	F	Projected Next 3	Total thru	Adopted Budget
Description	FY2025	6/30/25		Months	9/30/25	FY2026
Revenues						
Assessments - Tax Collector	\$ 1,459,638	\$ 1,464,063	\$	-	\$ 1,464,063	\$ 1,664,769
Assessments - Direct	\$ 343,152	\$ 343,152	\$	-	\$ 343,152	\$ 136,906
Cost Share Revenue	\$ 10,496	\$ -	\$	10,496	\$ 10,496	\$ 11,144
Special Events Revenue	\$ 12,000	\$ 610	\$	6,000	\$ 6,610	\$ 17,500
Miscellaneous Revenue	\$ -	\$ 9,670	\$	3,223	\$ 12,893	\$ 9,000
Interest Income	\$ -	\$ 12,993	\$	12,000	\$ 24,993	\$ 24,000
Carry Forward Surplus	\$ -	\$ 514,816	\$	-	\$ 514,816	\$ 123,294
Total Revenues	\$ 1,825,286	\$ 2,345,304	\$	31,720	\$ 2,377,024	\$ 1,986,614
Expenditures						
Administrative						
Supervisor Fees	\$ 12,000	\$ 2,800	\$	3,000	\$ 5,800	\$ 12,000
FICA Expense	\$ 918	\$ 214	\$	230	\$ 444	\$ 918
Engineering	\$ 12,000	\$ 5,674	\$	3,000	\$ 8,674	\$ 10,000
Attorney	\$ 25,000	\$ 8,822	\$	6,250	\$ 15,072	\$ 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	\$	1,800	\$ 3,600	\$ 3,600
Dissemination	\$ 22,500	\$ 16,975	\$	3,125	\$ 20,100	\$ 22,500
Trustee Fees	\$ 36,239	\$ 23,509	\$	12,730	\$ 36,239	\$ 44,863
Management Fees	\$ 45,000	\$ 33,750	\$	11,250	\$ 45,000	\$ 46,350
Information Technology	\$ 2,004	\$ 2,431	\$	501	\$ 2,932	\$ 2,064
Website Maintenance	\$ 1,336	\$ 1,002	\$	334	\$ 1,336	\$ 1,376
Telephone	\$ 300	\$ -	\$	-	\$ -	\$ 300
Postage	\$ 1,000	\$ 731	\$	250	\$ 981	\$ 1,000
Insurance	\$ 7,127	\$ 7,893	\$	-	\$ 7,893	\$ 8,810
Printing & Binding	\$ 3,000	\$ 499	\$	240	\$ 739	\$ 3,000
Legal Advertising	\$ 3,800	\$ 711	\$	2,500	\$ 3,211	\$ 3,800
Other Current Charges	\$ 2,000	\$ 1,114	\$	336	\$ 1,450	\$ 2,000
Property Appraiser Fees	\$ 500	\$ 570	\$	-	\$ 570	\$ 600
Office Supplies	\$ 625	\$ 2	\$	10	\$ 12	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$	-	\$ 175	\$ 175
Total Administrative:	\$ 202,253	\$ 131,102	\$	45,555	\$ 176,658	\$ 207,920
Operations & Maintenance						
Contract Services						
Field Management	\$ 24,075	\$ 18,056	\$	6,019	\$ 24,075	\$ 24,797
Amenities Management	\$ 140,450	\$ 105,338	\$	35,113	\$ 140,450	\$ 144,664
Landscape Maintenance	\$ 529,094	\$ 317,251	\$	120,414	\$ 437,665	\$ 604,509
Lake Maintenance	\$ 34,720	\$ 10,200	\$	4,110	\$ 14,310	\$ 30,240
Pool Maintenance	\$ 40,320	\$ 16,815	\$	10,080	\$ 26,895	\$ 42,300
Pest Control	\$ 1,404	\$ 615	\$	357	\$ 971	\$ 1,440
Janitorial Services	\$ 41,520	\$ 16,422	\$	11,808	\$ 28,230	\$ 41,460
Contract Services Subtotal:	\$ 811,583	\$ 484,697	\$	187,900	\$ 672,597	\$ 889,410

Community Development District General Fund

General Fund Fiscal Year 2026

Description		Adopted Budget FY2025		Actual thru 6/30/25	I	Projected Next 3 Months		Total thru 9/30/25		Adopted Budget FY2026
•										
Repairs & Maintenance	¢	30,000	¢	42 E22	¢	10,000	\$	52 522	\$	30,000
Landscape Replacement Mulch	\$ \$	30,000 50,000	\$ \$	43,522 63,800	\$ \$	10,000	\$	53,522 63,800	\$	50,000
Tree Removal & Replacement	\$	20,000	\$ \$	16,902	\$ \$	- 73,098	\$ \$	90,000	\$	35,000
Irrigation Repairs	\$	5,000	\$	3,805	\$	1,000	\$	4,805	\$	5,000
Stormwater Inspections	\$	10,000	\$	-	\$	-	\$	-	\$	-
General Repairs & Maintenance	\$	10,000	\$	9,147	\$	2,500	\$	11.647	\$	10,000
Hurricane Cleanup	\$	-	\$	22,318	\$	-	\$	22,318	\$	-
Sidewalk Maintenance	\$	3,000	\$	419	\$	750	\$	1,169	\$	3,000
Signage	\$	1,500	\$	385	\$	375	\$	760	\$	1,500
Walls & Monument Repair	\$	1,500	\$	-	\$	375	\$	375	\$	1,500
Pressure Washing	\$	17,500	\$	10,500	\$	-	\$	10,500	\$	17,500
Fencing	\$	1,500	\$	-	\$	375	\$	375	\$	1,500
Repairs & Maintenance Subtotal:	\$	150,000	\$	170,798	\$	88,473	\$	259,271	\$	155,000
The Per										
<u>Utilities</u> Amenity Center - Electric	φ.	20.200	φ.	20.042	d.	10 170	4	20.002	φ.	20.200
,	\$	38,280	\$	20,812	\$	10,170	\$	30,982	\$	38,280
Amenity Center - Water Electric	\$ \$	18,480 2,500	\$ \$	15,569 218	\$ \$	6,300 75	\$ \$	21,869 293	\$ \$	26,400 2,500
Water & Sewer	\$			58,767	\$ \$	27,000	\$ \$	293 85,767		
Streetlights	\$	120,000 125,000	\$ \$	65,874	\$ \$	26,673	\$	92,547	\$ \$	120,000 134,436
ou ceuigno	Ф	143,000	Ф	03,074	Ф	40,073	Ф	14,347	Ф	134,430
<u>Utilities Subtotal:</u>	\$	304,260	\$	161,240	\$	70,218	\$	231,458	\$	321,616
Amenities										
Property Insurance	\$	54,366	\$	32,204	\$	-	\$	32,204	\$	54,366
Pool Attendants	\$	30,000	\$	6,578	\$	5,400	\$	11,978	\$	32,400
Facility Maintenance	\$	98,509	\$	73,882	\$	24,627	\$	98,509	\$	113,750
Pool Repairs & Maintenance	\$	25,000	\$	32,938	\$	12,000	\$	44,938	\$	45,000
Pool Permits	\$	650	\$	375	\$	275	\$	650	\$	650
Access Cards & Equipment Supplies	\$	6,000	\$	3,818	\$	2,602	\$	6,420	\$	6,600
Fire Alarm & Security Monitoring	\$	840	\$	650	\$	105	\$	755	\$	840
Fire Alarm & Security Monitoring Repairs	\$	2,000	\$	-	\$	500	\$	500	\$	2,000
Fire Extinguisher Inspections	\$	100	\$	157	\$	-	\$	157	\$	150
Amenity Signage	\$	4,000	\$	754	\$	1,000	\$	1,754	\$	4,000
Repairs & Maintenance	\$	10,000	\$	11,645	\$	2,500	\$	14,145	\$	15,000
Office Supplies	\$	1,000	\$	1,479	\$	450	\$	1,929	\$	2,000
Operating Supplies	\$	5,000	\$	4,135	\$	1,200	\$	5,335	\$	6,000
Doggie Pots	\$	3,500	\$	-	\$	875	\$	875	\$	3,500
Special Events	\$	25,000	\$	15,588	\$	7,800	\$	23,388	\$	35,000
Termite Bond	\$	600	\$	<u>-</u>	\$	600	\$	600	\$	618
Holiday Décor	\$	15,625	\$	5,100	\$	-	\$	5,100	\$	15,794
Amenities Subtotal:	\$	282,190	\$	189,303	\$	59,934	\$	249,237	\$	337,668
Other										
Contingency	\$	25,000	\$	2,063	\$	2,100	\$	4,163	\$	25,000
Capital Reserve	\$	50,000	\$	-	\$	50,000	\$	50,000	\$	50,000
Other Subtotal:	\$	75,000	\$	2,063	\$	52,100	\$	54,163	\$	75,000
Total Operations & Maintenance:	\$	1,623,033	\$	1,008,100	\$	458,625	\$	1,466,725	\$	1,778,694
Total Expenditures	\$	1,825,286	\$	1,139,202	\$	504,181	\$	1,643,383	\$	1,986,614
Excess Revenues/(Expenditures)	\$	-	\$	1,206,102	\$	(472,461)	\$	733,641	\$	-

Tohoqua Community Development District General Fund - Increased Assessments

Product	Assessable Units	ERU	Total ERU's		FY26 Net		Y 26 Gross ssessment	FY 26 Net Per Unit	FY26 Gross Per Unit	FY25 Gross Per Unit	Increase
Phase 1 - Mattamy - Tax Roll	- Into	2.10	2403	110	- 500	А	LOOMEDIIL	. c. ome	. c. omt	. C. Jiii	
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	4-7	4-,	4-7	7
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	8.0	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	8.0	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				
N. 0 N. W. N. II											
Phase 8 - Pulte - Tax Roll	2.2	0.0	100	¢	20.072		24.252	\$C00.05	664767	¢(47.07	40.00
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	0.03	51.2	\$	51,904	\$	55,217	\$810.99	\$862.76	\$862.76	\$0.00
Single-Family 50'	38	0.6	38	\$	38,522	\$	40,981	\$1,013.74	\$1,078.45	\$1,078.45	\$0.00
Total Phase 8 - Pulte	175	1	30	\$	136,906	э \$	145,645	Ψ1,013./Ψ	Ψ1,0/0.43	ψ1,070.43	φυ.υυ
Total Direct	175			\$	136,906	\$	145,645				

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.

<u>Special Events Revenue</u>

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

Miscellaneous Revenue

Represents revenues that do not fall into any standard category. These revenues include access cards and rental fees.

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.

Community Development District

General Fund Budget

<u>Attorney</u>

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

Annual Audit

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

Assessment Administration

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

<u>Arbitrage</u>

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.

<u>Information Technology</u>

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.

Community Development District

General Fund Budget

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

<u>Insurance</u>

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.

Community Development District

General Fund Budget

Operations & Maintenance:

Contract Services:

Field Management

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

Amenities Management

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

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		\$30.240

Community Development District

General Fund Budget

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

Pest Control

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

Description	Monthly	Annually
Pest Control	\$120	\$1,440
Total		\$1,440

<u>Janitorial Services</u>

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.

<u>Mulch</u>

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.

Community Development District

General Fund Budget

Sidewalk Maintenance

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

<u>Signage</u>

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

Walls & Monuments Repair

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

Pressure Washing

Represents the estimated cost of pressure washing.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

<u>Utilities:</u>

Amenity Center - Electric

Represents estimated electric charges for the District's pool.

<u> Amenity Center – Water</u>

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.

<u>Amenities:</u>

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.

Community Development District

General Fund Budget

Pool Attendants

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

Facility Maintenance

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

Pool Repairs & Maintenance

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

Pool Permits

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

Access Cards & Equipment Supplies

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

Fire Alarm & Security Monitoring

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

Fire Alarm & Security Monitoring Repairs

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

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

<u>Amenity Signage</u>

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.

<u>Doggie Pots</u>

Represents the costs of purchasing doggie pots.

Community Development District

General Fund Budget

Special Events

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

Termite Bond

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

Holiday Décor

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

Other:

Contingency

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

Capital Reserve

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

Community Development District

Capital Reserve Fund Fiscal Year 2026

Description Revenues.]	dopted Budget Y2025		Actual thru /30/25		rojected Next 3 Months	9	Total thru /30/25		Adopted Budget FY2026
	¢	27.047	¢	27.042	¢		¢	27.042	¢	70.020
Carry Forward Surplus Interest	\$ \$	27,047	\$ \$	27,043 795	\$ \$	200	\$ \$	27,043 995	\$ \$	78,038 497
Transfer In	\$ \$	50,000	\$ \$		э \$	50,000	\$ \$	50,000	\$ \$	50,000
Hallster III	Ф	50,000	Ф	-	Ф	50,000	Ф	50,000	Ф	50,000
Total Revenues	\$	77,047	\$	27,838	\$	50,200	\$	78,038	\$	128,535
Expenditures										
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
Excess Revenues/(Expenditures)	\$	77,047	\$	27,838	\$	50,200	\$	78,038	\$	128,535

Community Development District

Debt Service Fund - Series 2018 Fiscal Year 2026

Description	Adopted Budget FY2025	(Actual thru 5/30/25	1	ojected Next 3 Ionths	Ç	Total thru 9/30/25	Adopted Budget FY2026
Revenues								
Special Assessments	\$ 137,458	\$	137,871	\$	-	\$	137,871	\$ 137,458
Interest	\$ -	\$	5,557	\$	1,389	\$	6,947	\$ 3,473
Carry Forward Surplus	\$ 83,376	\$	85,011	\$	-	\$	85,011	\$ 92,809
Total Revenues	\$ 220,834	\$	228,440	\$	1,389	\$	229,829	\$ 233,740
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	\$	137,020	\$	-	\$	137,020	\$ 134,905
Excess Revenues/(Expenditures)	\$ 83,814	\$	91,420	\$	1,389	\$	92,809	\$ 98,835

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$43,895

Net Assessments
Add: Discounts & Collection
Gross Assessments

\$137,458 \$8,774 \$146,232

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	ebt Service	Assessment	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		

Community Development District Series 2018 Special Assessment Bonds **Amortization Schedule**

Date	Balance	Principal	Interest	Total
Date	Dalance	rrincipai	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
		\$ 1,890,000.00	\$ 1,267,915.00	\$ 3,248,925.00

Community Development District Debt Service Fund - Series 2021 Phase 2

Description	Adopted Budget FY2025	Actual thru 5/30/25	1	ojected Next 3 Ionths	(Total thru 9/30/25	u E	
Revenues								
Special Assessments	\$ 144,764	\$ 145,204	\$	-	\$	145,204	\$	144,764
Interest	\$ -	\$ 5,124	\$	1,281	\$	6,405	\$	3,203
Carry Forward Surplus	\$ 62,666	\$ 64,367	\$	-	\$	64,367	\$	74,851
Total Revenues	\$ 207,430	\$ 214,695	\$	1,281	\$	215,976	\$	222,817
<u>Expenditures</u>								
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	\$ 141,125	\$	-	\$	141,125	\$	144,819
Excess Revenues/(Expenditures)	\$ 66,305	\$ 73,570	\$	1,281	\$	74,851	\$	77,999

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 \$154,004

			Annual	Per Unit Net Debt	Per Unit Gross Debt
Product Type	No. of Units	De	ebt Service	Assessment	Assessment
Single-Family 32'	115	\$	57,944	\$503.87	\$536.03
Single-Family 50'	112	\$	86,820	\$775.18	\$824.66
	227	4	144.764		

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

ъ.	D 1	D 1			m . 1
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	Ψ	140,471.00
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	Ψ	111,100.23
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	Ψ	112,331.23
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	Ψ	110,000.20
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	4	111,003.00
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	4	112,110.00
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	4	110,271.00
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	\$ · <u>-</u>	\$ 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
		\$ 2,360,000.00	\$ 1,387,393.75	\$	3,845,456.25
		· · · · · · · · · · · · · · · · · · ·	-		· · · · · · · · · · · · · · · · · · ·

Community Development District

Debt Service Fund - Series 2021 Phase 4A/5A Fiscal Year 2026

Description	Adopted Budget FY2025	(Actual thru 5/30/25	1	ojected Vext 3 Ionths	(Total thru 9/30/25	Adopted Budget FY2026
Revenues								
Special Assessments	\$ 150,700	\$	151,158	\$	-	\$	151,158	\$ 150,700
Interest	\$ -	\$	5,279	\$	1,320	\$	6,599	\$ 3,299
Carry Forward Surplus	\$ 64,319	\$	66,103	\$	-	\$	66,103	\$ 76,924
Total Revenues	\$ 215,019	\$	222,540	\$	1,320	\$	223,859	\$ 230,924
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	\$	146,935	\$	-	\$	146,935	\$ 150,560
Excess Revenues/(Expenditures)	\$ 68,084	\$	75,605	\$	1,320	\$	76,924	\$ 80,364

1. Carry forward surplus is net of Reserves.

Net Assessments \$150,700 Add: Discounts & Collection \$9,619

Gross Assessments

Interest 11/1/26

\$9,619 \$160,319

\$44,530

Per Unit Per Unit Annual Net Debt **Gross Debt** No. of Units **Product Type Debt Service** Assessment 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' Single-Family 50' 37 \$ 22,940 \$620.01 \$659.58 87 \$775.01 \$824.48 67,426 249 150,700

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

Date		Balance		Principal		Interest		Total
44 /04 /05	ф	2 200 000 00	ф		ф	45 202 22	ф	44604550
11/01/25 05/01/26	\$ \$	2,380,000.00 2,380,000.00	\$ \$	60,000.00	\$ \$	45,280.00 45,280.00	\$	146,247.50
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	Ф	147,010.00
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		4.500000
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	ď	150 100 00
11/01/33 05/01/34	\$ \$	1,915,000.00 1,915,000.00	\$ \$	75,000.00	\$	36,920.00 36,920.00	\$	150,190.00
11/01/34	\$	1,840,000.00	\$	73,000.00	\$	35,570.00	\$	147,490.00
05/01/35	\$	1,840,000.00	\$	80,000.00	\$	35,570.00	Ψ	147,470.00
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	*	115,7 00.00
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	*	110,000.00
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	Ψ	130,700.00
11/01/39	\$	1,415,000.00	\$	90,000.00	\$	27,920.00	ď	147,460.00
				-			\$	147,400.00
05/01/40	\$	1,415,000.00	\$	95,000.00	\$	27,920.00	d.	140 120 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	ф	44040000
11/01/49	\$	285,000.00	\$	140,000,00	\$	5,700.00	\$	149,100.00
05/01/50	\$ \$	285,000.00	\$	140,000.00	\$ \$	5,700.00	¢	140 600 00
11/01/50 05/01/51	\$ \$	145,000.00 145,000.00	\$ \$	145,000.00	\$ \$	2,900.00 2,900.00	\$ \$	148,600.00 147,900.00
	Ψ	143,000.00		·				
			\$	2,440,000.00	\$	1,466,521.25	\$	4,007,488.75

Community Development District

Debt Service Fund - Series 2022 Phase 3A/6A Fiscal Year 2026

Description	Adopted Budget FY2025		Actual thru 6/30/25		Projected Next 3 Months		Total thru 9/30/25		Adopted Budget FY2026	
Revenues										
Special Assessments	\$	150,950	\$	151,408	\$	-	\$	151,408	\$	150,950
Interest	\$	-	\$	3,632	\$	908	\$	4,540	\$	2,270
Carry Forward Surplus	\$	65,133	\$	66,652	\$	-	\$	66,652	\$	73,692
Total Revenues	\$	216,083	\$	221,692	\$	908	\$	222,600	\$	226,912
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	\$	148,908	\$	-	\$	148,908	\$	147,408
Excess Revenues/(Expenditures)	\$	67,176	\$	72,784	\$	908	\$	73,692	\$	79,505

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 \$160,585

Per Unit Per Unit Annual Net Debt **Gross Debt** No. of Units Debt Service Assessment **Product Type** Assessment Townhome Single-Family 32' 47,318 39,397 \$412.61 \$911.12 \$ \$ 122 \$387.85 \$856.46 46 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	\$	14665750
11/01/26	\$	2,030,000.00	\$	25.000.00	\$	57,953.75	\$	146,657.50
05/01/27	\$	2,030,000.00	\$	35,000.00	\$	57,953.75	\$	150,022,50
11/01/27	\$ \$	1,995,000.00	\$	- 25 000 00	\$ \$	57,078.75	\$	150,032.50
05/01/28		1,995,000.00	\$	35,000.00		57,078.75	\$	14020250
11/01/28	\$ \$	1,960,000.00	\$ \$	35,000.00	\$ \$	56,203.75	\$ \$	148,282.50
05/01/29 11/01/29	\$	1,960,000.00 1,925,000.00	\$	35,000.00	э \$	56,203.75 55,328.75	\$	- 146,532.50
05/01/30	\$	1,925,000.00	\$	40,000.00	\$	55,328.75	\$	140,332.30
11/01/30	\$	1,800,000.00	\$	40,000.00	\$	54,328.75	\$	149,657.50
05/01/31	\$	1,800,000.00	\$	40,000.00	\$	54,328.75	\$	149,037.30
11/01/31	\$	1,800,000.00	\$	40,000.00	\$	53,328.75	\$	147,657.50
05/01/32	\$	1,800,000.00	\$	45,000.00	\$	53,328.75	\$	147,037.30
11/01/32	\$	1,800,000.00	\$	43,000.00	\$	52,203.75	\$	150,532.50
05/01/33	\$	1,800,000.00	\$	45,000.00	\$	52,203.75	\$	130,332.30
11/01/33	\$	1,755,000.00	\$	43,000.00	\$	50,921.25	\$	148,125.00
05/01/34	\$	1,755,000.00	\$	50,000.00	\$	50,921.25	\$	140,123.00
11/01/34	\$	1,705,000.00	\$	30,000.00	\$	49,496.25	\$	150,417.50
05/01/35	\$	1,705,000.00	\$	50,000.00	э \$	49,496.25	э \$	150,417.50
11/01/35	\$	1,655,000.00	\$	30,000.00	\$	48,071.25	\$	- 147,567.50
05/01/36		1,655,000.00	\$	55,000.00	э \$	48,071.25	э \$	147,507.50
11/01/36	\$ \$	1,600,000.00	\$	33,000.00	\$	46,503.75	\$	- 149,575.00
05/01/37	\$	1,600,000.00	\$	55,000.00	э \$	46,503.75	э \$	149,575.00
11/01/37	\$	1,545,000.00	\$	33,000.00	\$	44,936.25	\$	146,440.00
				60,000.00	\$	44,936.25	\$	140,440.00
05/01/38	\$ \$	1,545,000.00	\$	60,000.00	э \$	43,226.25	э \$	14016250
11/01/38	\$	1,485,000.00	\$ \$	65,000.00	э \$		э \$	148,162.50
05/01/39 11/01/39	\$	1,485,000.00 1,420,000.00	\$	65,000.00	э \$	43,226.25 41,373.75	э \$	149,600.00
	ф ф		\$	70,000.00	э \$		\$	149,000.00
05/01/40 11/01/40	\$ \$	1,420,000.00 1,205,000.00	\$	70,000.00	э \$	41,373.75 39,378.75	э \$	- 150,752.50
	\$	1,205,000.00	\$	70,000.00	\$ \$	39,378.75	\$	130,732.30
05/01/41	\$		\$	70,000.00	э \$		э \$	14676250
11/01/41 05/01/42	\$	1,205,000.00 1,205,000.00	\$	75,000.00	\$	37,383.75 37,383.75	\$	146,762.50
11/01/42	\$	1,205,000.00	\$	73,000.00	\$	35,246.25	\$	147,630.00
05/01/43	\$	1,205,000.00	\$	80,000.00	\$	35,246.25	\$	147,030.00
11/01/43	\$	1,125,000.00	\$	60,000.00	\$	32,906.25	\$	- 148,152.50
05/01/44	\$	1,125,000.00	\$	85,000.00	\$	32,906.25	\$	140,132.30
11/01/44	\$	1,040,000.00	\$	63,000.00	\$ \$	30,420.00	\$	148,326.25
05/01/45	\$	1,040,000.00	\$	90,000.00	\$	30,420.00	\$	140,320.23
11/01/45	\$	950,000.00	\$	90,000.00	\$	27,787.50	\$	148,207.50
05/01/46	\$	950,000.00	\$	95,000.00	\$	27,787.50	\$	140,207.30
11/01/46	\$	855,000.00	\$	-	\$	25,008.75	\$	147,796.25
05/01/47	\$	855,000.00	\$	100,000.00	\$	25,008.75	\$	147,7 70.23
11/01/47	\$	755,000.00	\$	100,000.00	\$	22,083.75	\$	- 147,092.50
05/01/48	\$	755,000.00	\$	110,000.00	\$	22,083.75	\$	177,094.30
11/01/48	\$	645,000.00	\$	110,000.00	\$	18,866.25	\$	150,950.00
05/01/49	\$	645,000.00	\$	115,000.00	\$	18,866.25	\$	130,730.00
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	\$	117,773.00
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
, 02, 00	*	110,000.00	~	_ 10,000.00	*	1,2 1 1.20	*	_ 17,= 11.20
			\$	2,060,000.00	\$	2,157,332.50	\$	4,306,786.25
				,,		,,		,,

Community Development District

Debt Service Fund - Series 2023 Phase 4B/5B Fiscal Year 2026

Description	Adopted Budget FY2025	ϵ	Actual thru 5/30/25	1	ojected Next 3 Ionths	(Total thru 9/30/25	Adopted Budget FY2026
Revenues								
Special Assessments	\$ 154,199	\$	153,890	\$	-	\$	153,890	\$ 153,425
Interest	\$ -	\$	3,703	\$	1,852	\$	5,555	\$ 2,777
Carry Forward Surplus	\$ 65,283	\$	78,445	\$	-	\$	78,445	\$ 70,732
Total Revenues	\$ 219,482	\$	236,039	\$	1,852	\$	237,890	\$ 226,934
<u>Expenditures</u>								
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	\$	163,825	\$	-	\$	163,825	\$ 151,970
Other Financing Sources/(Uses) Transfer In/(Out)	\$ -	\$	(2,554)	\$	(780)	\$	(3,334)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$	(2,554)	\$	(780)	\$	(3,334)	\$ -
			, ,					=
Excess Revenues/(Expenditures)	\$ 65,377	\$	69,660	\$	1,072	\$	70,732	\$ 74,964

1. Carry forward surplus is net of Reserves.

Net Assessments \$153,425 Add: Discounts & Collection \$9,793

Gross Assessments \$163,218

Interest 11/1/26

\$57,698

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	bt Service	Assessment	Assessment
Multi-Family-Duplex 33'	72	\$	33,449	\$464.57	\$494.22
Single-Family 32'	67	\$	33,720	\$503.29	\$535.41
Single-Family 40'	38	\$	23,538	\$619.42	\$658.96
Single-Family 50'	81	\$	62,718	\$774.30	\$823.72
	258	\$	153,425		

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

				B				m . 1
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	ф	152.020.00
11/01/28 05/01/29	\$ \$	2,045,000.00 2,045,000.00	\$ \$	40,000.00	\$ \$	56,010.00 56,010.00	\$	152,920.00
11/01/29	\$	2,045,000.00	\$ \$	40,000.00	\$	55,110.00	\$	151,120.00
05/01/30	\$	2,005,000.00	\$	40,000.00	\$	55,110.00	Ψ	131,120.00
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	¢	152 210 00
11/01/33 05/01/34	\$ \$	1,825,000.00 1,825,000.00	\$ \$	50,000.00	\$ \$	50,430.00 50,430.00	\$	152,210.00
11/01/34	\$	1,775,000.00	\$	30,000.00	\$	49,080.00	\$	149,510.00
05/01/35	\$	1,775,000.00	\$	55,000.00	\$	49,080.00	Ψ	147,510.00
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	\$	· <u>-</u>	\$	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		440
11/01/49	\$	540,000.00	\$	125,000,00	\$	15,120.00	\$	148,460.00
05/01/50 11/01/50	\$ \$	540,000.00 415,000.00	\$ \$	125,000.00	\$ \$	15,120.00 11,620.00	¢	151,740.00
05/01/51	\$	415,000.00	\$ \$	130,000.00	\$ \$	11,620.00	\$ \$	131,/40.00
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
			\$	2,155,000.00	\$	2,132,825.00	\$	4,382,097.50

Community Development District Debt Service Fund - Series 2023 Phase 4C

Fiscal Year 2026

Description		Adopted Budget FY2025		Actual thru 6/30/25		Projected Next 3 Months		Total thru 9/30/25		Adopted Budget FY2026	
Revenues											
Special Assessments	\$	142,307	\$	142,739	\$	-	\$	142,739	\$	142,307	
Interest	\$	-	\$	4,575	\$	1,144	\$	5,719	\$	2,859	
Carry Forward Surplus	\$	74,386	\$	65,034	\$	-	\$	65,034	\$	65,544	
Total Revenues	\$	216,693	\$	212,348	\$	1,144	\$	213,492	\$	210,711	
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	\$	138,590	\$	-	\$	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	\$	64,400	\$	1,144	\$	65,544	\$	68,371	

 $1. \ Carry \ forward \ surplus \ is \ net \ of \ Reserves.$

Interest 11/1/26 \$55,420

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

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

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	Þ	137,905.00
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 11/01/30	\$ \$	1,840,000.00 1,690,000.00	\$ \$	35,000.00	\$ \$	53,045.00 52,170.00	\$	140,215.00
05/01/31	\$	1,690,000.00	\$	35,000.00	\$	52,170.00	Ф	140,215.00
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 11/01/35	\$	1,645,000.00	\$	45,000.00	\$	48,012.50 46,730.00	¢	12074250
05/01/36	\$ \$	1,600,000.00 1,600,000.00	\$ \$	50,000.00	\$ \$	46,730.00	\$	139,742.50
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	Ψ	112,033.00
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	Ψ	137,103.00
11/01/38	\$	1,445,000.00	\$	33,000.00	\$	42,312.50	\$	141,192.50
05/01/39	\$	1,445,000.00	\$	55,000.00	\$	42,312.50	Ψ	111,172.50
11/01/39	\$	1,390,000.00	\$	33,000.00	\$	40,745.00	\$	138,057.50
05/01/40	\$	1,390,000.00	\$	60,000.00	\$	40,745.00	Ф	130,037.30
11/01/40	\$ \$	1,330,000.00	\$	60,000.00	э \$	39,035.00	\$	139,780.00
05/01/41	\$	1,330,000.00	\$	65,000.00	\$	39,035.00	Ф	139,700.00
11/01/41	\$	1,200,000.00	\$	65,000.00	э \$	37,182.50	\$	141,217.50
				65,000.00			Ф	141,217.50
05/01/42	\$	1,130,000.00 1,130,000.00	\$	65,000.00	\$	37,182.50 35,330.00	¢	12751250
11/01/42	\$		\$ \$	70,000.00	\$ \$	35,330.00	\$	137,512.50
05/01/43 11/01/43	\$	1,130,000.00		70,000.00		,	\$	120 ((5 00
	\$	1,130,000.00	\$	75.000.00	\$	33,335.00	Þ	138,665.00
05/01/44	\$	1,130,000.00	\$	75,000.00	\$	33,335.00	ф	120 457 50
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	ф	120.005.00
11/01/45	\$	975,000.00	\$	-	\$	28,762.50	\$	139,885.00
05/01/46 11/01/46	\$ \$	975,000.00 890,000.00	\$	85,000.00	\$ \$	28,762.50 26,255.00	\$	140,017.50
05/01/47	\$	890,000.00	\$ \$	90,000.00	\$	26,255.00	Ф	140,017.50
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	\$	445,000,00	\$	14,750.00	\$	137,597.50
05/01/51 11/01/51	\$ \$	500,000.00 385,000.00	\$ \$	115,000.00	\$ \$	14,750.00	\$	- 141,107.50
05/01/51	\$ \$	385,000.00	\$ \$	120,000.00	\$ \$	11,357.50 11,357.50	\$ \$	141,107.50
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
			\$	1,965,000.00	\$	2,148,880.00	\$	4,195,675.00

Community Development District

Debt Service Fund - Series 2024 Phase 7 Fiscal Year 2026

Description		Adopted Budget FY2025		Actual thru 6/30/25		Projected Next 3 Months		Total thru 9/30/25		Adopted Budget FY2026	
Revenues											
Special Assessments	\$	324,110	\$	325,093	\$	-	\$	325,093	\$	324,110	
Interest	\$	-	\$	10,026	\$	2,506	\$	12,532	\$	6,266	
Carry Forward Surplus	\$	99,460	\$	102,546	\$	-	\$	102,546	\$	142,570	
Total Revenues	\$	423,570	\$	437,664	\$	2,506	\$	440,171	\$	472,946	
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	\$	292,337	\$	-	\$	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	\$	140,063	\$	2,506	\$	142,570	\$	150,117	

1. Carry forward surplus is net of Reserves.

Interest 11/1/26 \$124,839

Net Assessments Add: Discounts & Collection Gross Assessments \$344,798

\$324,110 \$20,688

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	ebt Service	Assessment	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 11/01/26	\$	4,655,000.00	\$	70,000.00	\$	126,414.38	ф	221 252 75
05/01/27	\$ \$	4,585,000.00 4,585,000.00	\$ \$	75,000.00	\$ \$	124,839.38 124,839.38	\$	321,253.75
11/01/27	\$ \$	4,510,000.00	\$	75,000.00	\$	123,151.88	\$	322,991.25
05/01/28	\$	4,510,000.00	\$	75,000.00	\$	123,151.88	Ψ	322,771.23
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	*	017,010.20
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	ф	222 ((0.00
11/01/33	\$	3,985,000.00 3,985,000.00	\$	105 000 00	\$	110,486.25 110,486.25	\$	323,660.00
05/01/34 11/01/34	\$ \$	3,880,000.00	\$ \$	105,000.00	\$ \$	107,664.38	\$	323,150.63
05/01/35	\$ \$	3,880,000.00	\$	110,000.00	\$	107,664.38	Ф	323,130.03
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	Ψ	022,072.00
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	*	520,610.00
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	Ψ	020,271.20
11/01/39	\$	3,270,000.00	\$	133,000.00	\$	91,270.63	\$	321,169.38
05/01/40	\$	3,270,000.00	\$	145,000.00	\$	91,270.63	Ф	321,109.30
11/01/40	\$	3,125,000.00	\$	145,000.00	э \$	87,373.75	\$	22264420
				150,000.00		87,373.75 87,373.75	Ф	323,644.38
05/01/41	\$	3,125,000.00	\$	150,000.00	\$		ф	22071625
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	ø	224.017.25
11/01/48 05/01/49	\$ \$	1,640,000.00 1,640,000.00	\$	235,000.00	\$ \$	46,330.00	\$	324,016.25
11/01/49	\$	1,405,000.00	\$ \$	433,000.00	\$ \$	46,330.00 39,691.25	\$	321,021.25
05/01/50	\$	1,405,000.00	\$	250,000.00	\$	39,691.25	Ψ	521,021.25
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
			\$	4,655,000.00	\$	4,821,182.50	\$	9,669,059.38
			Ψ	4,033,000.00	Ψ	7,041,104.30	Ψ	9,009,003,38