Tohoqua
Community Development District

Agenda

December 3, 2025

AGENDA

Tohoqua
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 26, 2025

Board of Supervisors
Tohoqua Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tohoqua Community Development District** will be held **Wednesday, December 3, 2025, at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744.** Following is the advance agenda for the meeting:

<u>Board of Supervisors Meeting</u>

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 3, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2026-03 Finalizing Special Assessments Securing the Series 2025 Phase 8 Project Bonds
5. Consideration of Series 2025 Phase 8 Requisition No. 3
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Phase 4 Amenity Center Landscape Addendum
        ii. Consideration of Phase 4C Landscape Addendum
    D. Amenity Manager's Report
    E. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor Requests
9. Adjournment

MINUTES

MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **November 3, 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
Sean Bailey	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
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. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: There are no members of the public other than the Board and staff.

THIRD ORDER OF BUSINESS **Approval of Minutes of the October 1, 2025, Board of Supervisors Meeting**

Mr. Flint: We'll move on to the approval of the minutes from the October 1, 2025 Board of Supervisors meeting. Did the Board have any comments or corrections to the minutes? Hearing no changes, we need a motion to approve them.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the October 1, 2025 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Approving Conveyance of Utilities**

Mr. Flint: Item 4 is the consideration of Resolution 2026-02, approving the conveyance of utilities. This is in Phase 8 and it's the reason that we moved the meeting up a couple days, because Pulte is being held up on their project by the Tohopekaliga Water Authority (TWA) on the turnover of these utilities. So, I appreciate everyone meeting on an earlier day. Kristen, do you want to present the resolution to the Board?

Ms. Trucco: Yes, absolutely. Just to reiterate what George had said, this is a requirement of TWA, that the Board formally approve a resolution that accepts the conveyance of the utility system in Phase 8A, going from Pulte to the CDD and then from the CDD to TWA. Their protocol has changed a bit over time, but this is now their process. I appreciate everyone meeting today to make sure that we can go through this resolution. So, what you have in front of you, is basically our standard resolution for any conveyances. This will convey the reclaimed water distribution system, the sanitary sewer system and the potable water distribution system, located in the Phase 8A plat section, from Pulte Home Co. LLC. to the CDD. Then it would go from the CDD to TWA, so that they can maintain and own that system in perpetuity in the future. Attached to the resolution, are the actual documents that effectuate this conveyance. You'll see the two Bills of Sale, Owner's Affidavit from Pulte to the CDD, the Agreement Regarding Taxes and a Certificate of the District Engineer. This is required. It is basically the certification from the engineer for the CDD, attesting that this conveyance is in accordance with the development plans for the CDD and that the lift station has met the requirements for this conveyance to occur. So, we've got that and our anti human trafficking affidavit that's also attached, which is the requirement now, for any contracts that the CDD executes. So, if you have any questions, I can try to answer those now, but otherwise we're just looking for a motion to approve the resolution, in order to allow this conveyance to go forward. Do you have any questions?

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

> On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2026-02 Approving Conveyance of Utilities was adopted.

FIFTH ORDER OF BUSINESS **Presentation of Series 2023 (Phase 4C Project) Arbitrage Rebate Report**

Mr. Flint: Item 5 is a presentation of the Series 2023 Arbitrage Rebate Report. The District's required to, by IRS requirements, to demonstrate it's not earning more interest than it's paying. You've retained AMTEC to perform that calculation. It's required to be done every five years. We do it annually. The cost ends up being the same, whether we waited and did it every five years or each year. So, this way, at least, if there's an issue, you'll know sooner. You can see that there is a negative $42,512 net rebatable arbitrage. So, there's no issue with arbitrage. Are there any questions on the report? If not, is there a motion to accept it?

> On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Series 2023 (Phase 4C Project) Arbitrage Rebate Report was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

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

Ms. Trucco: Well, just an update on the Phase 8 project bonds that we're doing with Pulte. Those are proceeding to closing. So, that's full speed ahead. We're scheduled to close on those, next week on November 12th, but otherwise, I have no other updates for the Board today. Thank you.

Mr. Flint: Okay.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

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

Mr. Scheerer: Yeah, just a few things. Everything's looking pretty good out here. We are in our Winter schedule, so you'll see the landscapers going to bi-weekly. They're out this week.

They're going to try to keep a schedule that's conducive with the holidays for Thanksgiving and for Christmas next month and New Year's. You'll see some of the grasses have been cut back. The only ones that aren't getting cut back right now, are the pink muhly grass. We let them go to bloom. We have a beautiful pink color going on right now. We are monitoring the pond in Tohoqua Reserve. It looks a little better. The winds are coming out of the north, so it's blowing south. So, we do have a little planktonic algae that's still in that pond. The next treatment date is Thursday, so the crews will be out on Thursday. Wendy with SePRO, the chemical rep, came out last week and did a series of water samples. Those are being sent to a lab. They're of the opinion that there's some excessive nutrient runoff, either from the yards or from fertilization. We thought maybe there was a reclaim irrigation leak on the backside, but that's not the case. It's just a low area that's holding water. So, I'm working with the landscape provider to maybe sand that area, bring it up a little higher and let the grass grow up through that, over the course of the next several months. She was out like I said last week, but we'll be waiting for the actual results and the recommendations from SePRO, as to the next steps in the approach for treating the Phase 5 pond. I'm also working with United Land to get our mulch scheduled over the next month or so. You'll start seeing some new mulch being installed. I do have a walk later on today with Pulte for 4C stuff, for the stormwater ponds. They've been cleaning those ponds out. They've excavated the cattail around the edge and it looks like the pool was cleaned recently. So, we'll see what the progress is with getting that 4C amenity turned over to the District. I can answer any questions you folks might have or if there's something you have for me, let me know.

D. Amenity Manager's Report

Mr. Flint: Amenity Manager's Report. Marcia?

Mr. Calleja: Good morning! Your amenity report was included in the agenda for today's meeting. Not too much is going on in October. We did replace the tennis nets. They were deteriorating a little bit, so we did replace those. The biggest thing that I wanted to announce, was that we have our Fall Festival coming up this Saturday. That's one of our bigger events, where we have bounce houses, face painting, crafts and food trucks. The homeowners really like to join that. Actually, the next item that I wanted to bring up, was that we did have a request to turn the tennis court into the pickleball court. We do have two sides where they play. I mean, I know that's something that the Board wanted to do, because we do have a lot of residents that play tennis pretty much throughout the day and the evening. On the weekends, it is pretty busy. So, I know that's something that you would be interested in doing. Something that I know we've done, is we put down temporary tape and maybe we can just see what the response is from the community. That's what I would recommend, just to see what the feedback is. I don't know if there's something else that you guys would want.

Mr. Flint: I've experienced this in other communities and it does become fairly controversial. The tennis players don't like the pickleball lines on the tennis courts. But the reality of it is, you can fit two pickleball courts on one tennis court. You turn them sideways. So, what we were thinking of doing, was doing temporary pickleball lines using tape. There's tape that's made for it. It's not like painters' tape that you buy at Home Depot. We can just monitor the feedback that we get. There's no tennis association or anything like that, where there's a leader that we can approach and say, *"Hey, we're thinking about this. What are your thoughts?"* So, that was what we were thinking. You can buy portable nets, that people can check out here and they just go up temporarily, while they're playing pickleball and then they come back down. That's one thought. Another thought is, we could go out and stripe them with the pickleball stripes. Pickleball is obviously very popular. It started out as just being older folks, active adults, I guess is the proper term, which I am one now. But now you're getting younger people doing it as well. So, I don't know what the Board's thoughts or feedback is on that.

Mr. Qureshi: My suggestion will be also, as a third option, maybe we can request Pulte, for the new phase where instead of building another court or so, maybe they can just provide a pickleball court. Because she's right on that. There are a lot of people who play tennis, especially young kids who are getting trained by their parents or coach or whatever. Taking away a second court most probably will create some controversial feedback from residents. I actually do play tennis also myself, so I know a lot of the time, you can come over here in the evening and both courts are pretty booked and there's basically a line. So, I mean, taking away one court, George, can create issues.

Mr. Flint: Well, you're not really taking it away, but depending on the tennis player, they may see it that way with the extra lines.

Mr. Qureshi: It's just a thought that maybe in the new Phase 8C, they can actually build a pickleball court while they are building or planning.

Mr. Flint: Okay.

Mr. Qureshi: Most of the stuff is not done yet.

Mr. Scheerer: The city has quite an active pickleball court right in town. There are about 10 courts, right off of Vermont Avenue towards 6th and 5th Street.

Mr. Qureshi: Those used to actually be tennis courts.

Mr. Scheerer: Yeah, it used to be a tennis court and now they converted them all to pickleball courts.

Mr. Qureshi: That's just an option.

Mr. Flint: What are the thoughts on the temporary lines and temporary nets in the interim?

Mr. Qureshi: We can try it out.

Mr. Flint: Try it out on one court?

Mr. Qureshi: Try it out and see what happens.

Mr. Vidrine: It's getting controversial.

Mr. Qureshi: I know that I have been here quite a bit actually, recently. There was actually talk about not turning them into pickleball, because I think our tennis court closes at sundown. They actually want lights there, so they can have more time. We do have lights, but we don't use them.

Mr. Bailey: What about the weekends? Is it mostly early in the morning?

Mr. Qureshi: Summertime, early morning, late evening, but in the Winter time, you will see it most probably all day long. A lot of that is actually kids, small kids, being taught by their parents or coaches. It's not so much about tennis players. I think it's all about the kids. Because it's mostly kids here. It’s just a thought.

Mr. Vidrine: It's tough.

Mr. Flint: I haven't built a pickleball court in a while, so I don't know what they cost.

Mr. Vidrine: They are running like $50,000 to $80,000. The challenge for Pulte, is they've already got their plans approved. Yeah. I mean changing that stuff is not easy.

Mr. Scheerer: We can look at budgeting one for next year.

Mr. Vidrine: Is there actually room on the campus?

Mr. Scheerer: Oh, yes, sir, next to the tennis court.

Mr. Vidrine: On the back end?

Mr. Scheerer: Yes sir. We can do some research for 2027, I think.

Mr. Vidrine: It seems like we want one third court eventually, I would think, if it was all residents. How many houses? 2,300 houses. If you did a one-time assessment, it would be like $25 a house.

Mr. Qureshi: $25 per year?

Mr. Vidrine: Perhaps. It seems like some of you want to do that, but if you're going to do something super controversial, people will be arguing and fighting.

Mr. Flint: I've seen it.

Mr. Vidrine: I can appreciate that they want both, but it will get popular and you'll probably have one, two or three courts. It's going to take off. That creates community and people coming together. But if parents are teaching our kids to play, you don't want to take away that. That's pretty special time together.

Mr. Flint: So, it sounds like the answer is, we're not able to accommodate their request at this time. However, during the budget process for Fiscal Year 2027, the Board will consider funding the construction of a dedicated pickleball court.

Mr. Vidrine: I won't be here.

Mr. Scheerer: Tohoqua Reserve just built two. They just re-did a court.

Mr. Flint: Those are private though.

Mr. Scheerer: Yeah, I know, but we could use the same company, 90 Company.

Mr. Qureshi: I believe they did the resurfacing or built this new court. I believe that they spent $50,000.

Mr. Bailey: I can give you a better answer. I think it's more like $80,000.

Mr. Qureshi: It's going to be right around $70,000 to $75,000.

Mr. Flint: It's just asphalt. It's crazy.

Mr. Qureshi: Well, I think they actually had to re-dig that whole thing, because when those courts were built, no offense to Pulte, it was not top quality.

Mr. Scheerer: A little more groundwork needed to be done there.

Mr. Qureshi: They had to do everything again. They had to dig the drains and all of that stuff. So that's why it cost a lot. But I think it can be accommodated around $50,000, because I think this ground is pretty well maintained.

Mr. Scheerer: It’s pretty solid.

Mr. Hooker: Not just the court, but the access and the repair of the construction. You can't just jump over there and do it.

Mr. Scheerer: No, we'll extend the sidewalk down.

Mr. Qureshi: There is no harm getting an estimate.

Mr. Scheerer: No.

Mr. Qureshi: To find out what it is going to cost. Then we can go from there.

Mr. Scheerer: We can in the interim, reach out to 90 company and ask them to come out and do a site visit and work something up for us.

Mr. Flint: I think they're out of Winter Park.

Mr. Scheerer: Yeah.

Mr. Flint: Okay. That was the kind of feedback we were looking for. It sounds like we have what we need. Anything else?

Ms. Calleja: Not unless you had any questions for me.

Mr. Flint: Okay. All right.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the Check Register for the General Fund and then you have the auto drafts, which are the utilities, along with the Board compensation. All of those total $212,432.28. The detailed register is behind the summary. If you have any questions, we can discuss those. If there are no questions, is there a motion to approve the Check Register?

> On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Check Register from September 22, 2025 through October 26, 2025 in the amount of $212,432.28 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also provided you with the Unaudited Financials through September 30, 2025. These are through the end of FY 2025. They are unaudited, so there may be some adjusting entries during closing out the month and any audit adjustments. Are there any questions? It looks like the on-roll assessments, were basically 100% collected. We collected $4,000 more than what was budgeted and we were over on miscellaneous income. Actually, we didn't budget miscellaneous income. Then our interest income was almost $23,000. On our expenses, our actuals are under our prorated budgets, in all of the categories except repairs and maintenance. But overall, our expenses are under budget by $124,000. Are there any questions on the financials? Okay.

SEVENTH ORDER OF BUSINESS **Other Business**

Mr. Flint: Any other business? Hearing none,

EIGHTH ORDER OF BUSINESS **Supervisors Requests**

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

NINTH ORDER OF BUSINESS **Adjournment**

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

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

SECTION V

to be provided under separate cover

SECTION VI

to be provided under separate cover

SECTION C

SECTION 1

UNITED Land Services

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 **12/1/2025**

Addendum Additional Pricing; Monthly **$851.00** Yearly **$10,212.00**

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 to 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 2

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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 **11/17/2025**

Addendum Additional Pricing; Monthly **$2,054.00** Yearly **$24,648.00**

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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Scope of Services Summary

Annual Maintenance Outline

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2. **Team Expectations**
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3. **Appearance**
    a. Our team is required to maintain a professional and well-groomed appearance at all times.

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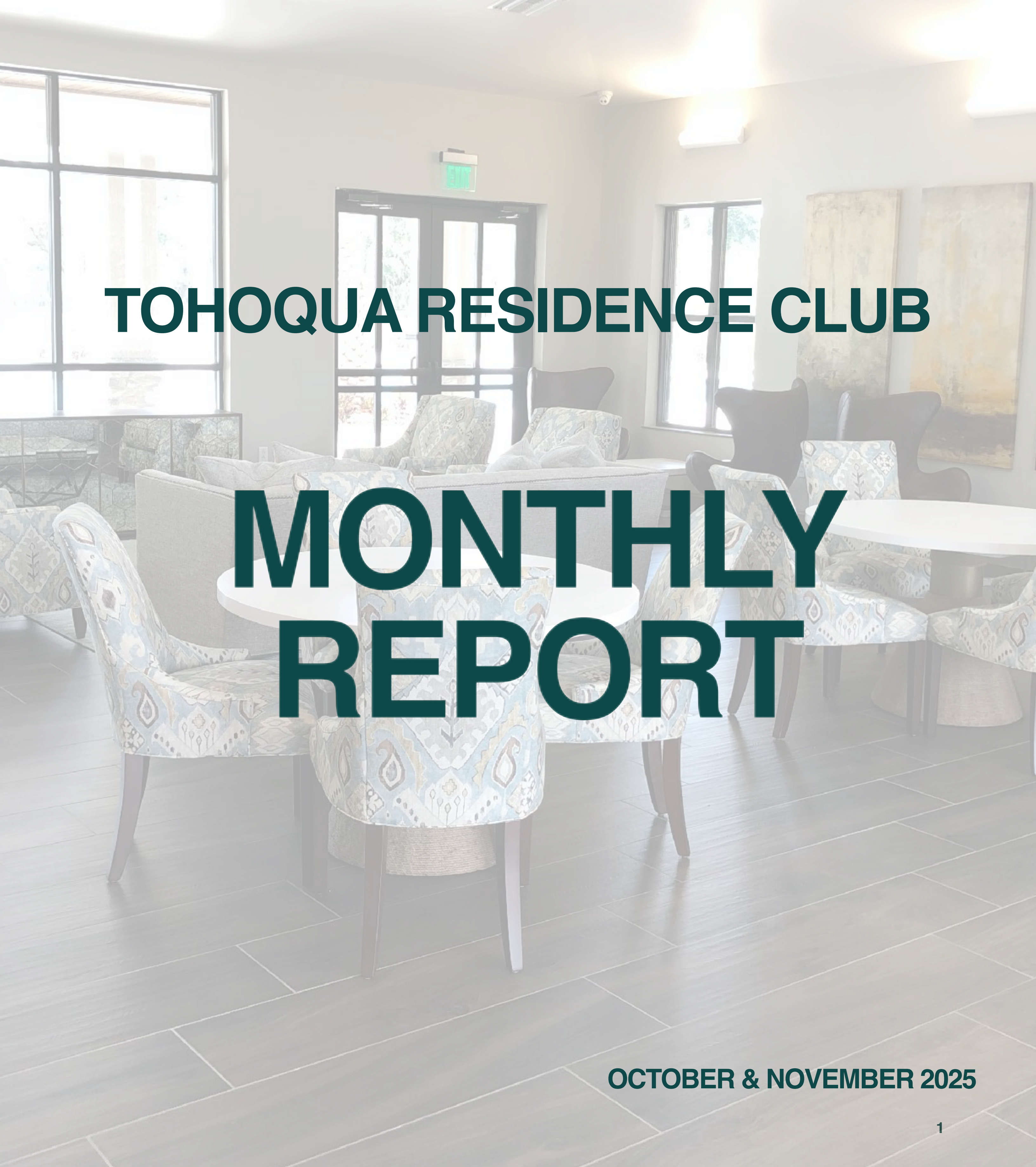
   b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
   c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
   d. All applications will be used as directed by the manufacturers instructions for use and in accordance 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.

SECTION D

TOHOQUA

TOHOQUA RESIDENCE CLUB

MONTHLY REPORT



OCTOBER & NOVEMBER 2025

RESIDENCE CLUB

FACILITY REPORT:

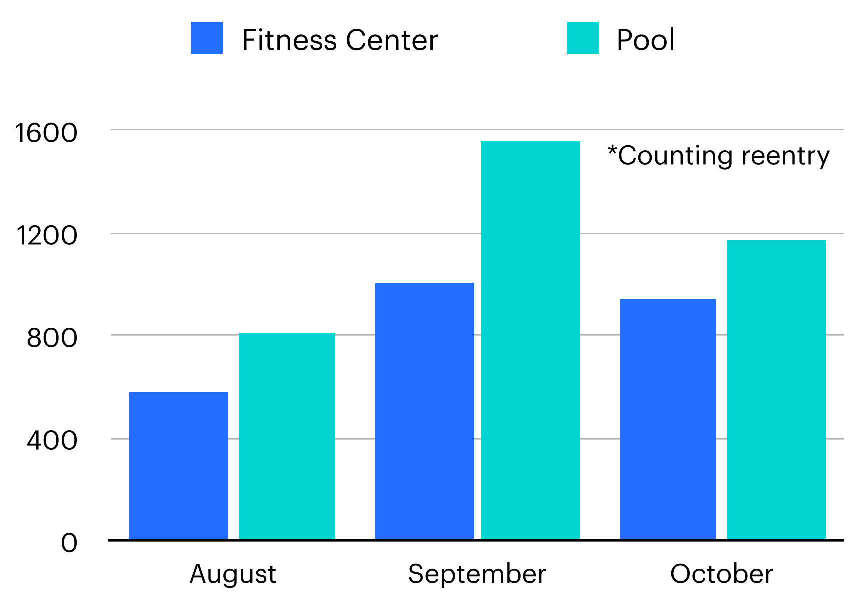
- The Facilities are up and running smoothly
- We continue to issue access cards and giving new homeowners the welcome package and orientation
- Clubhouse Rentals in October: 0 and November: 5

EVENTS RECAP: NOVEMBER

- Fall Festival
- Tohoqua Movie Night
- Marcos Pizza Homeowners Appreciation Day

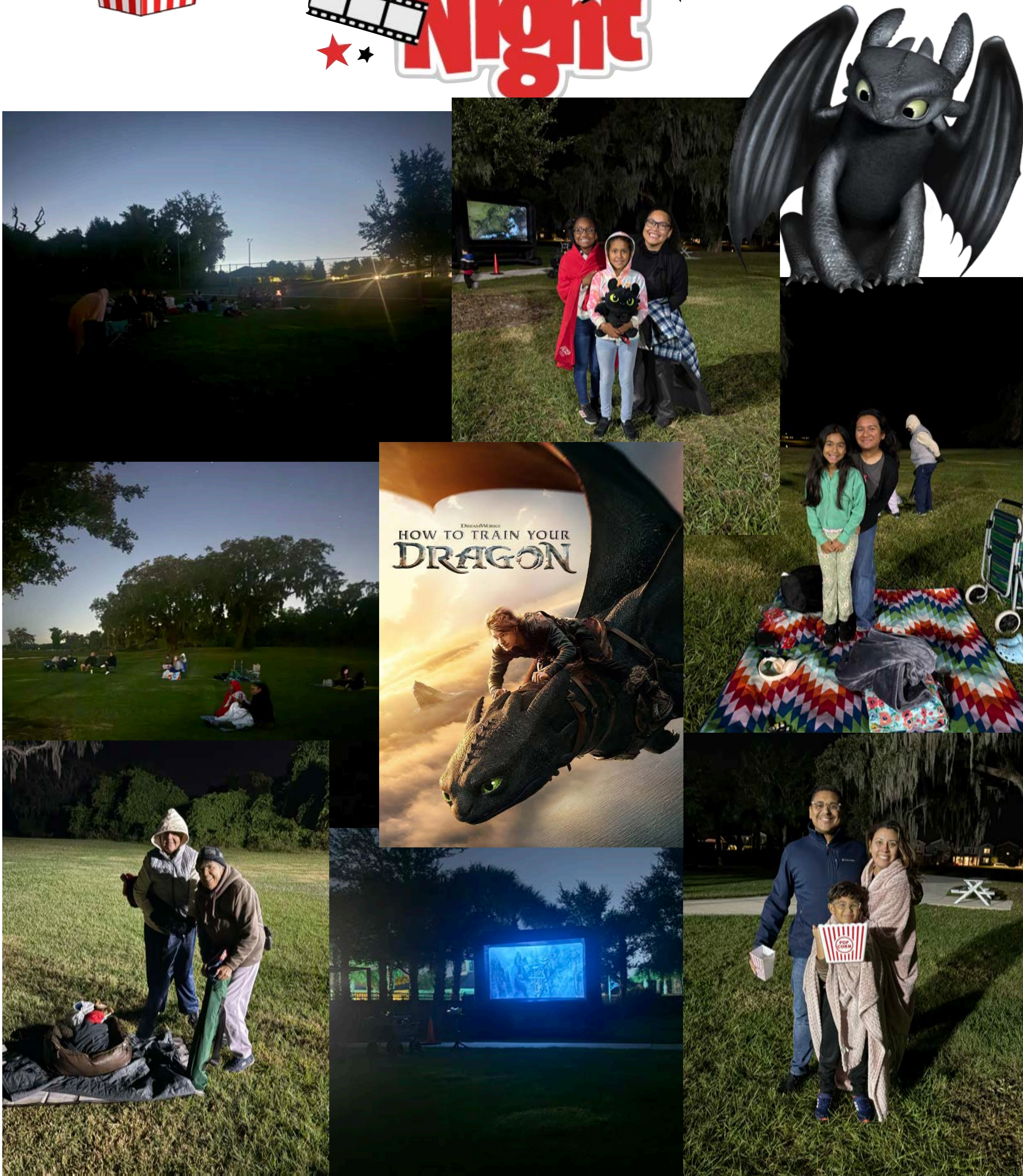
UPCOMING:

- Events:
  - Tohoqua Holiday Party
  - Cookies & Cocoa with Santa
  - Marcos Pizza Homeowners Appreciation Day



FALL FESTIVAL

Movie Night



SECTION E

SECTION 1

Tohoqua
Community Development District

Summary of Check Register

October 27, 2025 to November 22, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	10/28/25	411-418	$	14,356.89
	10/30/25	419	$	4,144.50
	11/6/25	420-422	$	6,311.97
	11/10/25	423-425	$	59,311.27
			$	84,124.63
		Autodrafts	$	27,576.48
			$	27,576.48
	Supervisor Fees - November 2025			
	Andre Vidrine	50142	$	184.70
	Asif Qureshi	50145	$	184.70
	Marcus Hooker	50144	$	184.70
	Terry Knight	50143	$	184.70
			$	738.80
		Total Amount	**$**	**84,863.43**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/28/25	00009	10/22/25	231966	202510	320-53800-46300	LAKE TREATMENTS - OCT 25		*	2,350.00		
							APPLIED AQUATIC MANAGEMENT, INC.			2,350.00	000411
10/28/25	00093	10/23/25	2	202510	310-51300-31301	AMORT SCHED S.21 PH2		*	100.00		
							DISCLOSURE SERVICES LLC			100.00	000412
10/28/25	00028	9/29/25	4683	202510	330-53800-48900	INSTALL HOLIDAY DECOR		*	5,100.00		
							LIGHTING PROS LLC			5,100.00	000413
10/28/25	00115	11/27/25	11082025	202510	300-15500-10000	JUMPHOUSE AND GAMES		*	1,047.99		
							MILLERS JUMP TIME ENTERTAINMENT LLC			1,047.99	000414
10/28/25	00026	10/13/25	322170	202510	330-53800-53000	POOL CHEMICALS		*	2,422.45		
							SPIES POOL, LLC			2,422.45	000415
10/28/25	00064	10/13/25	62128517	202510	320-53800-47100	PEST CONTROL - OCT 25		*	68.96		
							TURNER PEST CONTROL, LLC			68.96	000416
10/28/25	00039	8/28/25	25649943	202508	330-53800-49200	COPY PAPER		*	95.92		
		9/10/25	25676566	202509	330-53800-49200	2PLY TOWELS		*	383.84		
		10/14/25	25751926	202510	330-53800-49200	TOWELS & TISSUES		*	663.52		
		10/14/25	25751931	202510	330-53800-49200	COPY PAPER		*	95.92		
		10/20/25	25761356	202510	330-53800-49200	LINERS		*	124.29		
							W.B.MASON CO.INC			1,363.49	000417
10/28/25	00032	10/23/25	25-5085	202509	320-53800-46700	JANITORIAL SVCS - SEP25		*	1,904.00		
							WESTWOOD INTERIOR CLEANING INC.			1,904.00	000418
10/30/25	00004	12/09/24	134349	202510	300-20700-10300	038 PH8 FR#1A		*	2,146.00		
		8/12/25	144413	202510	300-20700-10300	038 PH8 FR#4		*	696.00		
		9/15/25	145052	202510	300-20700-10300	038 PH8 FR#4		*	1,302.50		
							LATHAM LUNA EDEN & BEAUDINE LLP			4,144.50	000419

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/25	00024	11/01/25	1012399	202511	320-53800-47200		*	1,900.00		
			POOL MAINTENANCE - NOV 25							
						ROBERTS POOL SRVC AND REPAIR INC			1,900.00	000420
11/06/25	00013	10/20/25	7931982	202510	310-51300-32300		*	4,246.25		
			TRUSTEE FEE - S23 4C FY26							
						US BANK			4,246.25	000421
11/06/25	00039	10/22/25	25770148	202510	330-53800-49200		*	82.86		
			LINERS							
		10/23/25	25772113	202510	330-53800-49200		*	82.86		
			LINERS							
						W.B.MASON CO.INC			165.72	000422
11/10/25	00022	11/01/25	119	202511	330-53800-11000		*	12,055.33		
			AMENITY MANAGEMENT NOV25							
		11/01/25	119	202511	330-53800-48200		*	41.14		
			POOL GATE HINGE							
		11/01/25	119	202511	330-53800-48200		*	6.76		
			PEBBLES							
		11/01/25	119	202511	330-53800-48000		*	511.75		
			MOVIE NIGHTS EVENT							
		11/01/25	119	202511	330-53800-48200		*	787.75		
			LEAK DETECTION							
		11/01/25	119	202511	330-53800-48000		*	460.00		
			COOKIE AND COCO EVENT							
		11/01/25	119	202511	330-53800-48000		*	862.50		
			FALL FESTIVAL FACE PAINT							
		11/01/25	119	202511	330-53800-48000		*	174.71		
			COFFEE AND DOUGHNUTS							
		11/01/25	119	202511	330-53800-48000		*	345.00		
			FALLFEST DEPOSIT MILLERS							
		11/01/25	119	202511	330-53800-49000		*	1,566.99		
			DESK							
		11/01/25	119	202511	330-53800-48100		*	54.48		
			HOOKS,WHITEOUT,STEAMER							
						COMMUNITY ASSOCIATION AND LIFESTYLE			16,866.41	000423
11/10/25	00026	11/03/25	322706	202511	330-53800-53000		*	2,306.95		
			POOL CHEMICALS							
						SPIES POOL, LLC			2,306.95	000424
11/10/25	00033	11/06/25	179213	202511	320-53800-46200		*	4,837.00		
			PHASE 4A MAINT NOV25							
		11/06/25	179214	202511	320-53800-46200		*	26,808.92		
			MAINT CONTRACT NOV25							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/06/25	179215	202511	320-53800-46200		*	2,900.99		
			MAINT CONTRACT NOV25							
		11/06/25	179217	202511	320-53800-46200		*	5,591.00		
			PHASE 7 MAINT NOV25							
						FLORIDA ULS OPERATING, LLC DBA			40,137.91	000425

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TOTAL FOR BANK B 84,124.63

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/28/25	00113	9/10/25	00058025	202508	320-53800-43200		*	676.37		
			1800 BLK EVN FLFLMNT 8.25							
						TOHO WATER AUTHORITY			676.37	080027
10/28/25	00113	10/15/25	00054105	202509	320-53800-43200		*	49.48		
			1700 BLK ODD TOHO 09.25							
						TOHO WATER AUTHORITY			49.48	080028
10/28/25	00113	10/15/25	00054144	202509	320-53800-43200		*	277.97		
			1800 BLK EVEN CPP 09.25							
						TOHO WATER AUTHORITY			277.97	080029
10/28/25	00113	10/15/25	00056837	202509	330-53800-43400		*	1,816.14		
			1830 FULFILLMENT 09.25							
						TOHO WATER AUTHORITY			1,816.14	080030
10/28/25	00113	10/15/25	00058025	202509	320-53800-43200		*	1,396.37		
			1800BLK EVN FLFLMNT 09.25							
						TOHO WATER AUTHORITY			1,396.37	080031
10/28/25	00113	10/15/25	00062136	202509	320-53800-43200		*	676.37		
			15501 CPP 09.25							
						TOHO WATER AUTHORITY			676.37	080032
10/28/25	00113	10/15/25	00062596	202509	320-53800-43200		*	676.37		
			2000BLK ODD CPP 0S1 09.25							
						TOHO WATER AUTHORITY			676.37	080033
10/28/25	00113	10/15/25	00063024	202509	320-53800-43200		*	27.57		
			2600LBK ODD BLW BR 09.25							
						TOHO WATER AUTHORITY			27.57	080034
10/28/25	00113	10/15/25	00064357	202509	320-53800-43200		*	52.61		
			1700BLK ODDTOHO IRR 09.25							
						TOHO WATER AUTHORITY			52.61	080035
10/28/25	00113	10/15/25	00064558	202509	320-53800-43200		*	10.15		
			1600BLK ODDTOHO IRR 09.25							
						TOHO WATER AUTHORITY			10.15	080036
10/28/25	00113	10/15/25	00064559	202509	320-53800-43200		*	10.15		
			1800BLK ODDTOHO IRR 09.25							
						TOHO WATER AUTHORITY			10.15	080037
10/28/25	00113	10/15/25	00065274	202509	320-53800-43200		*	123.26		
			1900 BLK EVEN SUM S 09.25							
						TOHO WATER AUTHORITY			123.26	080038

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/28/25	00113	10/15/25	00065276	202509	320-53800-43200	2500BLK ODD AUT PCE 09.25		*	10.15		
							TOHO WATER AUTHORITY			10.15	080039
10/28/25	00113	10/15/25	00065277	202509	320-53800-43200	1900 BLK ODD SUMR 09.25		*	57.10		
							TOHO WATER AUTHORITY			57.10	080040
10/28/25	00113	10/15/25	00066351	202509	320-53800-43200	2400 BLK ODD RELAX 09.25		*	62.00		
							TOHO WATER AUTHORITY			62.00	080041
10/28/25	00113	10/15/25	00066352	202509	320-53800-43200	2500 BLK ODD RELAX 09.25		*	33.83		
							TOHO WATER AUTHORITY			33.83	080042
10/28/25	00113	10/15/25	00066354	202509	320-53800-43200	1600 BLK EVEN POISE 09.25		*	184.07		
							TOHO WATER AUTHORITY			184.07	080043
10/28/25	00113	10/15/25	00066792	202509	320-53800-43200	2300 BLK EVEN RELAX 09.25		*	43.22		
							TOHO WATER AUTHORITY			43.22	080044
10/28/25	00113	10/15/25	00066794	202509	320-53800-43200	1600 BLK EVN CONTNT 09.25		*	46.35		
							TOHO WATER AUTHORITY			46.35	080045
10/28/25	00113	10/15/25	00073784	202509	330-53800-43400	2687CLR NITE CLBHSE 09.25		*	5,215.44		
							TOHO WATER AUTHORITY			5,215.44	080046
10/28/25	00113	10/22/25	00070680	202509	320-53800-43200	1600BLK ODD P.O.M 09.25		*	487.13		
							TOHO WATER AUTHORITY			487.13	080047
10/28/25	00113	10/22/25	00071584	202509	320-53800-43200	1900 BLK EVN CLRSKY 09.25		*	2,018.87		
							TOHO WATER AUTHORITY			2,018.87	080048
10/28/25	00113	10/22/25	00071586	202509	320-53800-43200	2400BLK ODD PCE MND 09.25		*	621.71		
							TOHO WATER AUTHORITY			621.71	080049
10/28/25	00113	10/22/25	00072694	202509	320-53800-43200	1600BLK ODD FLOR #2 09.25		*	62.00		
							TOHO WATER AUTHORITY			62.00	080050

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/10/25	00014	11/10/25	00137257	202510	320-53800-43100		*	9,997.84		
			1700 TOHO BLVD V/L							
						KISSIMMEE UTILITY AUTHORITY			9,997.84	080051
11/10/25	00014	11/10/25	00138189	202510	320-53800-43000		*	14.89		
			16501 TOHO BLVD ENT SIGN							
						KISSIMMEE UTILITY AUTHORITY			14.89	080052
11/10/25	00014	11/10/25	12346172	202510	330-57200-43000		*	2,564.01		
			1830 FULFILL DR CLBHOUSE							
						KISSIMMEE UTILITY AUTHORITY			2,564.01	080053
11/10/25	00014	11/10/25	12357407	202510	320-53800-43000		*	12.57		
			15501 CROSS PRA PKWY ENT							
						KISSIMMEE UTILITY AUTHORITY			12.57	080054
11/10/25	00014	11/10/25	12366697	202510	330-57200-43000		*	317.49		
			2687 CLR NIGHT AMENITY							
						KISSIMMEE UTILITY AUTHORITY			317.49	080055
11/10/25	00079	10/31/25	022960	202511	330-53800-48800		*	35.00		
			CLBHSE 1830 FULFIL 11.25							
						MODERN SECURITY SYSTEMS			35.00	080056

TOTAL FOR BANK Z 27,576.48

TOTAL FOR REGISTER 111,701.11

SECTION 2

Tohoqua

Community Development District

Unaudited Financial Reporting

October 31, 2025

Table of Contents

Tohoqua

Community Development District

Combined Balance Sheet

October 31, 2025

		General Fund		*Debt Service Fund*		*Capital Projects Fund*		*Capital Reserve Fund*		*Totals Governmental Funds*
Assets:										
Cash	$	247,581	$	-	$	-	$	78,335	$	325,916
State Board of Administration	$	313,929	$	-	$	-	$	-	$	313,929
Investments										
Series 2018										
Reserve	$	-	$	68,790	$	-	$	-	$	68,790
Revenue	$	-	$	93,675	$	-	$	-	$	93,675
Prepayment	$	-	$	249	$	-	$	-	$	249
Construction	$	-	$	-	$	14,410	$	-	$	14,410
Series 2021 Phase 2										
Reserve	$	-	$	72,381	$	-	$	-	$	72,381
Revenue	$	-	$	75,621	$	-	$	-	$	75,621
Prepayment	$	-	$	12,637	$	-	$	-	$	12,637
Construction	$	-	$	-	$	518	$	-	$	518
Series 2021 Phase 4A/5A										
Reserve	$	-	$	75,350	$	-	$	-	$	75,350
Revenue	$	-	$	77,727	$	-	$	-	$	77,727
Construction	$	-	$	-	$	10	$	-	$	10
Series 2022 Phase 3A/6A										
Reserve	$	-	$	76,549	$	-	$	-	$	76,549
Revenue	$	-	$	74,040	$	-	$	-	$	74,040
Construction	$	-	$	-	$	7,054	$	-	$	7,054
Series 2023 Phase 4B/5B										
Reserve	$	-	$	76,785	$	-	$	-	$	76,785
Revenue	$	-	$	68,627	$	-	$	-	$	68,627
Prepayment	$	-	$	1,451	$	-	$	-	$	1,451
Construction	$	-	$	-	$	26,743	$	-	$	26,743
Series 2023 Phase 4C										
Reserve	$	-	$	71,154	$	-	$	-	$	71,154
Revenue	$	-	$	66,305	$	-	$	-	$	66,305
Cost of Issuance	$	-	$	-	$	36	$	-	$	36
Series 2024 Phase 7										
Reserve	$	-	$	162,055	$	-	$	-	$	162,055
Revenue	$	-	$	144,309	$	-	$	-	$	144,309
Construction	$	-	$	-	$	10,136	$	-	$	10,136
Due From Developer	$	-	$	-	$	3,607	$	-	$	3,607
Prepaid Expenses	$	1,048	$	-	$	-	$	-	$	1,048
Total Assets	**$**	**562,557**	**$**	**1,217,705**	**$**	**62,514**	**$**	**78,335**	**$**	**1,921,112**
Liabilities:										
Accounts Payable	$	31,053	$	-	$	-	$	-	$	31,053
Contracts Payable	$	-	$	-	$	3,607	$	-	$	3,607
Total Liabilities	**$**	**31,053**	**$**	**-**	**$**	**3,607**	**$**	**-**	**$**	**34,660**
Fund Balances:										
Nonspendable:										
Deposits & Prepaid Items	$	1,048	$	-	$	-	$	-	$	1,048
Restricted for:										
Debt Service - Series 2018	$	-	$	162,713	$	-	$	-	$	162,713
Debt Service - Series 2021 Phase 2	$	-	$	160,640	$	-	$	-	$	160,640
Debt Service - Series 2021 Phase 4A/5A	$	-	$	153,077	$	-	$	-	$	153,077
Debt Service - Series 2022 Phase 3A/6A	$	-	$	150,589	$	-	$	-	$	150,589
Debt Service - Series 2023 Phase 4B/5B	$	-	$	146,863	$	-	$	-	$	146,863
Debt Service - Series 2023 Phase 4C	$	-	$	137,459	$	-	$	-	$	137,459
Debt Service - Series 2024 Phase 7	$	-	$	306,364	$	-	$	-	$	306,364
Capital Reserve	$	-	$	-	$	-	$	78,335	$	78,335
Capital Projects	$	-	$	-	$	58,907	$	-	$	58,907
Unassigned	$	530,456	$	-	$	-	$	-	$	530,456
Total Fund Balances	**$**	**531,504**	**$**	**1,217,705**	**$**	**58,907**	**$**	**78,335**	**$**	**1,886,451**
Total Liabilities & Fund Balance	$	562,557	$	1,217,705	$	62,514	$	78,335	$	1,921,112

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessments - Tax Collector	$ 1,664,769	$ -	$ -	$ -
Assessments - Direct	$ 136,906	$ 68,453	$ 68,453	$ -
Boundary Amendment Contributions	$ -	$ -	$ -	$ -
Cost Share Revenue	$ 11,144	$ -	$ -	$ -
Developer Contributions	$ -	$ -	$ -	$ -
Special Events Revenue	$ 17,500	$ 1,458	$ -	$ (1,458)
Miscellaneous Income	$ 9,000	$ 750	$ 2,180	$ 1,430
Interest Income	$ 24,000	$ 2,000	$ 1,139	$ (861)
Total Revenues	**$ 1,863,319**	**$ 72,661**	**$ 71,772**	**$ (889)**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 800	$ 200
FICA Expense	$ 918	$ 77	$ 61	$ 15
Engineering	$ 10,000	$ 833	$ 95	$ 738
Attorney	$ 20,000	$ 1,667	$ 1,356	$ 311
Annual Audit	$ 12,800	$ -	$ -	$ -
Assessment Administration	$ 11,464	$ 11,464	$ 11,464	$ (0)
Arbitrage	$ 3,600	$ 450	$ 450	$ -
Dissemination	$ 22,500	$ 1,875	$ 1,667	$ 208
Trustee Fees	$ 44,863	$ 14,323	$ 14,323	$ -
Management Fees	$ 46,350	$ 3,863	$ 3,863	$ -
Information Technology	$ 2,064	$ 172	$ 172	$ 0
Website Maintenance	$ 1,376	$ 115	$ 115	$ 0
Telephone	$ 300	$ 25	$ -	$ 25
Postage	$ 1,000	$ 83	$ 87	$ (4)
Insurance	$ 8,810	$ 8,810	$ 7,029	$ 1,781
Printing & Binding	$ 3,000	$ 250	$ 28	$ 222
Legal Advertising	$ 3,800	$ 317	$ 205	$ 112
Other Current Charges	$ 2,000	$ 167	$ 176	$ (9)
Property Appraiser Fees	$ 600	$ -	$ -	$ -
Office Supplies	$ 300	$ 25	$ 1	$ 24
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 207,920**	**$ 45,689**	**$ 42,065**	**$ 3,624**

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Operations & Maintenance				
Contract Services				
Field Management	$ 24,797	$ 2,066	$ 2,066	$ -
Amenities Management	$ 144,664	$ 12,055	$ 11,704	$ 351
Landscape Maintenance	$ 604,509	$ 50,376	$ 40,235	$ 10,141
Lake Maintenance	$ 30,240	$ 2,520	$ 3,720	$ (1,200)
Pool Maintenance	$ 42,300	$ 3,525	$ 1,735	$ 1,790
Pest Control	$ 1,440	$ 120	$ 138	$ (18)
Janitorial Services	$ 41,460	$ 3,455	$ 1,904	$ 1,551
Subtotal Contract Services	**$ 889,410**	**$ 74,117**	**$ 61,502**	**$ 12,615**
Repairs & Maintenance				
Landscape Replacement	$ 30,000	$ 2,500	$ -	$ 2,500
Mulch	$ 50,000	$ 4,167	$ -	$ 4,167
Tree Removal & Replacement	$ 35,000	$ 2,917	$ -	$ 2,917
Irrigation Repairs	$ 5,000	$ 417	$ 994	$ (577)
General Repairs & Maintenance	$ 10,000	$ 833	$ -	$ 833
Alley & Sidewalk Maintenance	$ 3,000	$ 250	$ -	$ 250
Signage	$ 1,500	$ 125	$ -	$ 125
Walls & Monument Repair	$ 1,500	$ 125	$ -	$ 125
Pressure Washing	$ 17,500	$ 1,458	$ -	$ 1,458
Fencing	$ 1,500	$ 125	$ -	$ 125
Subtotal Repairs & Maintenance	**$ 155,000**	**$ 12,917**	**$ 994**	**$ 11,923**
Utilities				
Pool - Electric	$ 38,280	$ 3,190	$ 2,882	$ 309
Pool - Water	$ 26,400	$ 2,200	$ 3,808	$ (1,608)
Electric	$ 2,500	$ 208	$ 27	$ 181
Water & Sewer	$ 120,000	$ 10,000	$ 3,802	$ 6,198
Streetlights	$ 134,436	$ 11,203	$ 9,998	$ 1,205
Subtotal Utilities	**$ 321,616**	**$ 26,801**	**$ 20,517**	**$ 6,284**

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Amenities				
Property Insurance	$ 54,366	$ 54,366	$ 33,804	$ 20,562
Pool Attendants	$ 32,400	$ 2,700	$ 1,262	$ 1,438
Facility Maintenance	$ 113,750	$ 9,479	$ 9,479	$ -
Pool Repairs & Maintenance	$ 45,000	$ 3,750	$ 2,422	$ 1,328
Pool Permits	$ 650	$ -	$ -	$ -
Access Cards & Equipment Supplies	$ 6,600	$ 550	$ 109	$ 441
Fire Alarm & Security Monitoring	$ 840	$ 70	$ 35	$ 35
Fire Alarm & Security Monitoring Repairs	$ 2,000	$ 167	$ -	$ 167
Fire Extinguisher Inspections	$ 150	$ 13	$ -	$ 13
Amenity Signage	$ 4,000	$ 333	$ 18	$ 315
Repairs & Maintenance	$ 15,000	$ 1,250	$ 69	$ 1,181
Office Supplies	$ 2,000	$ 167	$ 131	$ 36
Operating Supplies	$ 6,000	$ 500	$ 1,145	$ (645)
Doggie Pots	$ 3,500	$ 292	$ 144	$ 148
Special Events	$ 35,000	$ 2,917	$ 897	$ 2,019
Termite Bond	$ 618	$ -	$ -	$ -
Holiday Décor	$ 15,794	$ 5,100	$ 5,100	$ -
Subtotal Amenities	**$ 337,668**	**$ 81,653**	**$ 54,616**	**$ 27,036**
Other				
Contingency	$ 25,000	$ 2,083	$ -	$ 2,083
Subtotal Other	**$ 25,000**	**$ 2,083**	**$ -**	**$ 2,083**
Total Operations & Maintenance	**$ 1,728,694**	**$ 197,571**	**$ 137,630**	**$ 59,942**
Total Expenditures	**$ 1,936,614**	**$ 243,260**	**$ 179,695**	**$ 63,565**
Excess (Deficiency) of Revenues over Expenditures	$ (73,294)		$ (107,923)	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	$ (50,000)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (50,000)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (123,294)**		**$ (107,923)**	
Fund Balance - Beginning	$ 123,294		$ 639,427	
Fund Balance - Ending	$ -		$ 531,504	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 137,458	$ -	$ -	$ -
Interest Income	$ 3,473	$ 289	$ 547	$ 257
Total Revenues	**$ 140,931**	**$ 289**	**$ 547**	**$ 257**
Expenditures:				
Interest Payment - 11/01	$ 44,953	$ -	$ -	$ -
Principal Payment - 5/01	$ 45,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 44,953	$ -	$ -	$ -
Total Expenditures	**$ 134,905**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,026		$ 547	
Fund Balance - Beginning	$ 92,809		$ 162,167	
Fund Balance - Ending	$ 98,835		$ 162,713	

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 144,764	$ -	$ -	$ -
Interest Income	$ 3,203	$ 267	$ 498	$ 231
Total Revenues	**$ 147,967**	**$ 267**	**$ 498**	**$ 231**
Expenditures:				
Interest Payment - 11/01	$ 42,409	$ -	$ -	$ -
Principal Payment - 5/01	$ 60,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 42,409	$ -	$ -	$ -
Total Expenditures	**$ 144,819**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,148		$ 498	
Fund Balance - Beginning	$ 74,851		$ 160,141	
Fund Balance - Ending	$ 77,999		$ 160,640	

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 October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 150,700	$ -	$ -	$ -
Interest Income	$ 3,299	$ 275	$ 515	$ 240
Total Revenues	**$ 153,999**	**$ 275**	**$ 515**	**$ 240**
Expenditures:				
Interest Payment - 11/01	$ 45,280	$ -	$ -	$ -
Principal Payment - 5/01	$ 60,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 45,280	$ -	$ -	$ -
Total Expenditures	**$ 150,560**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,439		$ 515	
Fund Balance - Beginning	$ 76,924		$ 152,562	
Fund Balance - Ending	$ 80,364		$ 153,077	

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 October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 150,950	$ -	$ -	$ -
Interest Income	$ 2,270	$ 189	$ 363	$ 174
Total Revenues	**$ 153,220**	**$ 189**	**$ 363**	**$ 174**
Expenditures:				
Interest Payment - 11/01	$ 58,704	$ -	$ -	$ -
Principal Payment - 5/01	$ 30,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 58,704	$ -	$ -	$ -
Total Expenditures	**$ 147,408**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,813		$ 363	
Fund Balance - Beginning	$ 73,692		$ 150,226	
Fund Balance - Ending	$ 79,505		$ 150,589	

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 October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 153,425	$ -	$ -	$ -
Interest Income	$ 2,777	$ 231	$ 359	$ 127
Total Revenues	**$ 156,202**	**$ 231**	**$ 359**	**$ 127**
Expenditures:				
Interest Payment - 11/01	$ 58,485	$ -	$ -	$ -
Principal Payment - 5/01	$ 35,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 58,485	$ -	$ -	$ -
Total Expenditures	**$ 151,970**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,232		$ 359	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (259)	$ (259)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (259)**	**$ (259)**
Net Change in Fund Balance	**$ 4,232**		**$ 100**	
Fund Balance - Beginning	$ 70,732		$ 146,763	
Fund Balance - Ending	$ 74,964		$ 146,863	

Tohoqua

Community Development District

Debt Service Fund - Series 2023 Phase 4C

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 142,307	$ -	$ -	$ -
Interest Income	$ 2,859	$ 238	$ 463	$ 224
Total Revenues	**$ 145,167**	**$ 238**	**$ 463**	**$ 224**
Expenditures:				
Interest Payment - 11/01	$ 56,170	$ -	$ -	$ -
Principal Payment - 5/01	$ 30,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 56,170	$ -	$ -	$ -
Total Expenditures	**$ 142,340**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,827		$ 463	
Fund Balance - Beginning	$ 65,544		$ 136,997	
Fund Balance - Ending	$ 68,371		$ 137,459	

Tohoqua

Community Development District

Debt Service Fund - Series 2024 Phase 7

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Special Assessments	$ 324,110	$ -	$ -	$ -
Interest Income	$ 6,266	$ 522	$ 1,031	$ 509
Total Revenues	**$ 330,376**	**$ 522**	**$ 1,031**	**$ 509**
Expenditures:				
Interest Payment - 11/01	$ 126,414	$ -	$ -	$ -
Principal Payment - 5/01	$ 70,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 126,414	$ -	$ -	$ -
Total Expenditures	**$ 322,829**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,547		$ 1,031	
Fund Balance - Beginning	$ 142,570		$ 305,333	
Fund Balance - Ending	$ 150,117		$ 306,364	

Tohoqua

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest Income	$ 497	$ 41	$ 231	$ 190
Total Revenues	**$ 497**	**$ 41**	**$ 231**	**$ 190**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 497		$ 231	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 50,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ 50,000**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 50,497**		**$ 231**	
Fund Balance - Beginning	$ 78,038		$ 78,104	
Fund Balance - Ending	$ 128,535		$ 78,335	

Tohoqua

Community Development District

Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 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								
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ 49	$ 2	$ 0	$ 24	$ 89	$ 0	$ 34	$ 197
Total Revenues	**$ 49**	**$ 2**	**$ 0**	**$ 24**	**$ 89**	**$ 0**	**$ 34**	**$ 197**
Expenditures:								
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 49	$ 2	$ 0	$ 24	$ 89	$ 0	$ 34	$ 197
Other Financing Sources/(Uses)								
Developer Advances	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ 259	$ -	$ -	$ 259
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 259**	**$ -**	**$ -**	**$ 259**
Net Change in Fund Balance	**$ 49**	**$ 2**	**$ 0**	**$ 24**	**$ 348**	**$ 0**	**$ 34**	**$ 457**
Fund Balance - Beginning	$ 14,362	$ 516	$ 10	$ 7,030	$ 26,395	$ 36	$ 10,102	$ 58,451
Fund Balance - Ending	$ 14,410	$ 518	$ 10	$ 7,054	$ 26,743	$ 36	$ 10,136	$ 58,907

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments - Direct	$ 68,453	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,453
Cost Share Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Events Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Income	$ 2,180	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,180
Interest Income	$ 1,139	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,139
Total Revenues	**$ 71,772**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 71,772**
Expenditures													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800
FICA Expense	$ 61	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61
Engineering	$ 95	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 95
Attorney	$ 1,356	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,356
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 11,464	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,464
Arbitrage	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 1,667	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,667
Trustee Fees	$ 14,323	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,323
Management Fees	$ 3,863	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,863
Information Technology	$ 172	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 172
Website Maintenance	$ 115	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115
Postage	$ 87	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Printing & Binding	$ 28	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28
Legal Advertising	$ 205	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 205
Other Current Charges	$ 176	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176
Property Appraiser Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 42,065**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 42,065**

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	$ 2,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,066
Amenities Management	$ 11,704	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,704
Landscape Maintenance	$ 40,235	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,235
Lake Maintenance	$ 3,720	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,720
Pool Maintenance	$ 1,735	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,735
Pest Control	$ 138	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 138
Janitorial Services	$ 1,904	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,904
Subtotal Contract Services	**$ 61,502**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 61,502**
Repairs & Maintenance													
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mulch	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tree Removal & Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 994	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 994
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Road & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Repairs & Maintenance	**$ 994**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 994**
Utilities													
Pool - Electric	$ 2,882	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,882
Pool - Water	$ 3,808	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,808
Electric	$ 27	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27
Water & Sewer	$ 3,802	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,802
Streetlights	$ 9,998	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,998
Subtotal Utilities	**$ 20,517**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,517**

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenities													
Property Insurance	$ 33,804	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,804
Pool Attendants	$ 1,262	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,262
Facility Maintenance	$ 9,479	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,479
Pool Repairs & Maintenance	$ 2,422	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,422
Pool Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Access Cards & Equipment Supplies	$ 109	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 109
Fire Alarm & Security Monitoring	$ 35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35
Fire Alarm & Security Monitoring Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Extinguisher Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Signage	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18
Repairs & Maintenance	$ 69	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 69
Office Supplies	$ 131	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 131
Operating Supplies	$ 1,145	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,145
Doggie Pots	$ 144	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 144
Special Events	$ 897	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 897
Termite Bond	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Décor	$ 5,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,100
Subtotal Amenities	**$ 54,616**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,616**
Other													
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Operations & Maintenance	**$ 137,630**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 137,630**
Total Expenditures	**$ 179,695**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 179,695**
Excess (Deficiency) of Revenues over Expenditures	$ (107,923)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (107,923)
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (107,923)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (107,923)**

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	$68,620	
Reserve Fund Balance	$68,790	
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)
Less: Principal Payment - 5/1/25		($45,000)
Current Bonds Outstanding		**$1,890,000**

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)
Less: Principal Payment - 5/1/25		($55,000)
Current Bonds Outstanding		**$2,360,000**

Series 2021Phase 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)
Less: Principal Payment - 5/1/25		($55,000)
Current Bonds Outstanding		**$2,440,000**

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	$76,549	
Bonds Outstanding - 11/04/22		$2,120,000
Less: Principal Payment - 5/1/24		($30,000)
Less: Principal Payment - 5/1/25		($30,000)
Current Bonds Outstanding		**$2,060,000**

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	$76,785	
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)
Less: Principal Payment - 5/1/25		($35,000)
Current Bonds Outstanding		**$2,155,000**

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
Less: Principal Payment - 5/1/25		($25,000)
Current Bonds Outstanding		**$1,921,946**

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
Less: Principal Payment - 5/1/25		($65,000)
Current Bonds Outstanding		**$4,551,112**

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

						Gross Assessments	$ 1,771,029.99	$ 146,228.39	$ 153,180.71	$ 160,320.01	$ 160,585.12	$ 163,218.40	$ 151,391.22	$ 344,797.78	$ 3,050,751.62
						Net Assessments	$ 1,664,768.19	$ 137,454.69	$ 143,989.87	$ 150,700.81	$ 150,950.01	$ 153,425.30	$ 142,307.75	$ 324,109.91	$ 2,867,706.52
							58%	5%	5%	5%	5%	5%	5%	11%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2018 Debt Service	2021 Debt Service: Phase 2	2021 Debt Service: 4A/5A	2022 Debt Service: 3&6	2023 Debt Service: 4B/5B	2023 Debt Service: 4C	2024 Debt Service: Phase 7	Total
						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

0%	Net Percent Collected
$ 2,867,706.52	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC

2026-01			Net Assessments	$ 136,905.90	$ 136,905.90
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/23/25	11/1/24	95036423	$ 68,452.95	$ 68,452.95	$ 68,452.95
	2/1/25		$ 34,226.48		
	5/1/25		$ 34,226.48		
			$ 136,905.91	$ 68,452.95	$ 68,452.95