

*Tohoqua
Community Development District*

Agenda

March 4, 2026

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

February 25, 2026

**Board of Supervisors
Tohoqua Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tohoqua Community Development District** will be held **Wednesday, March 4, 2026, at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 4, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Certifying Series 2022, Phase 3/6 Project Complete
5. Discussion of Street Parking
6. Approval of Landscape Maintenance Request for Proposal Manual
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Review of Phase 5 Pond Analysis Report
 - ii. Consideration of Aquatic Plant Agreement with Applied Aquatic
 - D. Amenity Manager's Report
 - i. Consideration of Agreement for Polling Place
 - E. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor Requests
10. 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, **February 4, 2026** 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 <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. All Supervisors were present with the exception of Mr. Bailey.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment, period. If there are any members of the public that would like to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention, this would be an opportunity for you. If you do have a comment, if you could state your name and address and try to limit your comments to three minutes, please.

Mr. Buback: My name is Mr. Jerry Buback and I live at 1997 Spring Shower Circle. I want to bring to the Board's attention the issue of parking in the Tohoqua Reserve. This community was designed originally to have parking only on one side. It's in all the plans. I have an example of Phase 2's plan and we approached the city. The city gave us a letter which I can provide to the Board about the conditions. Somewhere along the line, somebody did not put in the striping and parking signs. This is a safety issue which needs to be addressed. We tried to address it with the Board and the city.

Mr. Flint: Are your concerns about Tohoqua Reserve or other areas?

Mr. Buback: Actually, everybody except the Tohoqua Reserve. I'm on the HOA for the Master Association. I do not speak for the Master Association, but we approached the City Public Works Department and they gave us instructions on how to do this. I personally don't understand why this was in the plans and it was never addressed. Somebody dropped the ball here. I'm not saying it's the CDD. I'm approaching the CDD because we need your help to make this a better, safer community. They want the HOA to pay for the signs and enforce the regulations and stuff. You guys are kind of the HOA and we have the HOA, which I'm going to approach too. We need to get you guys, the HOA, and the city together. You need to come to an agreement. You guys are going to have to maintain these signs because you maintain the roadway. I understand that you don't own the roads. I discussed this with counsel.

Ms. Trucco: He had explained to me that he did approach the city and expressed to them that there's a big safety issue, which he attributes to the lack of signage, to indicate no parking on certain areas of the roadway. My understanding is that the city responded to him that the HOA could enter into an agreement with the city in order for the HOA to pay for the No Parking signs, the posts, and the striping on the roadway. As part of that agreement the city would require the HOA to engage in the enforcement and pay for the enforcement of the no parking there. So, I think he is trying to explore the option of whether the CDD is willing to take a look at what the city said and potentially look into the feasibility of the CDD entering into that agreement with the city. I explained to him that CDDs in general, under the law, were permitted to impose parking and towing rules on roadway or facilities that the CDD owns. So, we would not be able to pass a law or pass a rule, like we could for the sections of the CDD roadway that we own stating, *"Here are the parking rules and we're going to put striping or something like that and if you violate that, our enforcement mechanism is to call a tow vendor."* We wouldn't be able to do

that here. The CDD may be able to enter into an agreement with the city and spend CDD funds to put striping on the roadway that the city owns and to pay for installation of the signpost and maintenance of those.

Mr. Flint: I'm sorry, I didn't mean to interrupt. Since this is not an item on the agenda and this is the public comment period, my suggestion would be either you place it on the agenda or deal with it under Other Business. We could also take time between now and your next meeting, review whatever correspondence was received from the city, so we can make an informed decision, have an informed discussion and place it on a future agenda.

Mr. Vidrine: Yeah.

Mr. Flint: We could talk about it, but I have not seen the emails from the city. The cities are always trying to put off their responsibility on somebody else for the enforcement of parking. But these are city streets.

Mr. Vidrine: I don't know about that. It's Tohoqua Reserve.

Mr. Flint: The Reserve is private and that's why I asked that question, because his comment is related to the rest of the community.

Mr. Vidrine: These are city streets.

Mr. Buback: The city inspects the street if it's not on the plan.

Mr. Flint: If the striping and signage is not there, the city is the one that inspects and signs off on it.

Mr. Buback: They inspected it and gave a CO.

Mr. Flint: There's also a signage plan, I'm pretty sure when the roads were constructed, indicating where every specific sign was to be.

Mr. Buback: You'd have to review the plans that have the stamp on it.

Mr. Vidrine: I agree with George. We have to review this before we come back with any decision.

Mr. Buback: I agree.

Mr. Vidrine: But we're willing to look into what you've looked into, to see if it's the same conclusion and see whose responsibility is what.

Mr. Buback: I want to bring this up to the Tohoqua Masters HOA, which I am a member of. I want to pursue that and we want to continue to pursue the city because basically everybody is pointing fingers at each other.

Mr. Vidrine: That's easy to resolve. The documents are there, the plats are there, the construction plans are there. We just need to research it to put the pieces together.

Mr. Buback: Right.

Mr. Vidrine: It should be very clear who's supposed to do what.

Mr. Buback: But I would appreciate if he would review it. I don't expect an answer. I just want to bring it up.

Mr. Vidrine: Sure. You need some help understanding all of this. Understood.

Mr. Buback: Okay. Thank you.

Ms. Trucco: If you want to just forward me that email from the city, I can forward that to George for his review.

Mr. Buback: Okay.

Mr. Flint: Any there any other comments?

Mr. Moeller: Mr. Jeffrey Moeller of 1851 Spring Shower Circle. There are two open fields as you come into the reserve. Does anyone know what's going to be there? Is there any timetable for that? I know you probably don't know, but I have to ask.

Mr. Vidrine: That is zoned for mixed use.

Mr. Moeller: There is activity going on at times and everyone has a closed mouth and it's disturbing the peace. I get that. I'm living in a new community and I'm fine with that. But you wonder if there's a mechanism for going forward for anything in there.

Mr. Vidrine: We have approvals to be able to sell property.

Mr. Flint: When you say, "*We*," are you speaking about the developer?

Mr. Moeller: Yes.

Mr. Vidrine: There are approvals to be able to sell land in there, for any type of commercial use, apartments, those types of things. So as that becomes public, you will be made aware, because everything else would be speculation.

Mr. Hooker: The other work is mainly mowing and maintenance.

Mr. Moeller: It does affect us, because there's a drainage issue over there, which is being mitigated somewhat. I speak for my corner of the reserve. That's why I'm here. Pulte had come in and rerouted and regraded everybody and it got better.

Mr. Flint: That's really a developer question.

Mr. Moeller: I understand the answer. I just have to ask.

Mr. Vidrine: Yeah, that's not for this forum, basically.

Mr. Moeller: Okay, thank you.

Mr. Flint: I think the short answer is that no plans were developed or permitted for public announcement at this point.

Mr. Moeller: Thank you.

Mr. Vidrine: As soon as we're able, we'll let you know. People want to know, we get it. But anything between something very real versus theoretical, is not what the rumor mill wants to hear.

Mr. Flint: Are there any other public comments? Thank you for your comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 3, 2025, Board of Supervisors Meeting

Mr. Flint: Next is the approval of the minutes from the December 3, 2025 Board meeting. Did the Board have any comments or corrections?

Mr. Vidrine: No.

Mr. Hooker: No changes.

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Minutes of the December 3, 2024 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Request for Quitclaim Deed from CDD to City of St. Cloud, Florida for Fire Station

FIFTH ORDER OF BUSINESS

Request for Quitclaim Deed from CDD to Neptune Road Investments LLC for Fire Station

Mr. Flint: Item 4 is a request for a Quitclaim Deed from the CDD to the City of St. Cloud regarding the fire station.

Ms. Trucco: I'll take the next two items, four and five, at once because they're related. The CDD was approached in order to release its interest, in a parcel that has been approved for the construction of the fire station. The mechanism that we would do that, is through a Quitclaim Deed. Basically, the CDD did have an interest in a portion of the property that has been approved to be the fire station. The fire station is requesting that the CDD release their interest in that. I

went right to the licensed CDD engineer and he reviewed it. He can confirm that the fire station plans have been approved and are in the process of being constructed and the CDD's pond, has already been reconfigured to fit the existing CDD contract. Therefore, he has no objection to the first request. On the second request, he explained that there is a drainage pipe leading to the pond that runs across the south sliver of that tract. But the plat already accommodates that easement and there's already an easement in there. Likewise, he has no objection to the second request either. Basically, what we would be looking for from the Board today, what I would recommend, if the Board is comfortable with proceeding, is a motion to approve, subject to staff sign off. We'll have the engineer sign a certificate, basically affirming all of that, that he has no objection and that this is consistent with the future plans for the CDD. Then we'll take a quick look at the title work to make sure everything is sound and there are no issues for the CDD in that regard. If you have any questions, I can try to answer them or I know Stephen is on the line too. He can provide backup if you'd like. Otherwise, we're just looking for a motion to approve these requests, subject to staff sign off.

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Quitclaim Deeds from the CDD to the City of St. Cloud, Florida and to Neptune Road Investments LLC for a fire station subject to staff sign off were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Ratifying Phase 8A Stormwater System Conveyances

Mr. Flint: Item 6 is Resolution 2026-04 ratifying the Phase 8 stormwater system conveyances.

Ms. Trucco: This is just our standard resolution, ratifying a stormwater system conveyance. Once the developers finalize the construction of something like the master stormwater system that is planned to be owned and maintained by the CDD, the CDD accepts that by conveyance documents. This includes a Bill of Sale, Owner's Affidavit, Agreement Regarding Taxes, Certificate of District Engineer, confirming that there's no objection and that everything has been constructed in accordance with the rules, regulations, codes, etc. and that this conveyance is consistent with the development plans for the CDD. All of that has been met and those things have been certified already. We're just seeking ratification of the conveyance

documents for the Phase 8A stormwater system to the CDD from the developer, Pulte Homes. We just need a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2026-03 Finalizing Special Assessments Securing the Series 2025 Phase 8 Project Bonds was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Series 2022 and Series 2024 Arbitrage Rebate Reports

Mr. Flint: Item 7 is presentation of the Series 2022 and 2024 Arbitrage Rebate Reports. The District is required to demonstrate that they're not earning more interest than they're paying to the IRS. You've engaged AMTEC to perform these calculations. You have two bond issues that this report is for. You can see that for the Series 2022 bonds, there's negative rebateable arbitrage of \$54,000. For the Series 2024 bonds, there's negative rebateable arbitrage of \$51,500. Are there any questions on the reports? If not, is there a motion to accept them?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Series 2022 and Series 2024 Arbitrage Rebate Reports were approved.

EIGHTH ORDER OF BUSINESS

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

Mr. Flint: Item 8 is ratification of the Data Sharing and Usage Agreement with the Property Appraiser. The CDD as a government entity, is afforded the ability to use the annual Tax Bill as the collection method for your operation and maintenance (O&M) and debt assessments. To do that, we're required to enter into certain agreements with the county. This particular agreement is something that you approve annually. It came up a few years ago, as a result of the legislature imposing some penalties on the release of confidential information. So, the Property Appraisers around the State, have all taken the practice of requiring this agreement, which basically says to the extent they provide us any information that should not be disclosed, that we won't disclose it. Certain individuals, law enforcement officers, other folks, their information, if they request it, is protected. That's really what this is addressing. So, this is

something you've approved in the past. It's the standard agreement. If there are any questions, we can discuss them. If not, I'd ask for a motion to ratify.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen?

Ms. Trucco: I don't have anything else for the Board today.

B. Engineer

Mr. Flint: Stephen, do you have anything from the District Engineer?

Mr. Saha: Yeah, I went out with Alan yesterday and we looked at all the CDD owned areas and I'm just working on the map, to clearly define all of the CDD responsible areas, on an easy map to show the CDD O&M responsibilities.

Mr. Flint: One of the main reasons Alan is working with Steve on that is because we intend to bid out the landscape maintenance this Spring, going into the budget year for next fiscal year. In order to do that, we want to make sure that we have a good map that identifies all of the CDD maintenance.

Mr. Vidrine: That's smart.

Mr. Flint: You have areas the CDD maintains that it owns and you also have areas the CDD maintains that other government entities own. This map will identify that as well.

C. Field Manager's Report

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

Mr. Scheerer: As you know, we had a little bit of cold weather blow through here recently. Steps were taken to wrap the backflows and insulation. You probably saw the cotton candy around them here at the building, as well as the 4C amenity. I know Marcia was onsite to open up a faucet for 24 hours during that freeze time and then come back and safe that off. I spoke with Cooper with United Land, our Landscape Account Manager. They took steps to isolate all of our irrigation, to make sure that we had everything off. So that went pretty well. I

didn't see anything significant in damage. United Land sent us an email basically outlining the observations that they saw after the freeze, which was for some of our soft tissue plants: Firebush, Arboricola, Gold Mound, Crotons, Loropetalum. Some of our perennials like Lantana and Blue Day and fern took some hits, similar with our tropical shrubs and Palms. One of the recommendations that I've heard not only from our landscape provider, but others, as well as the director of Lucas Nursery in Oviedo, basically don't touch your plants for four to six weeks. So just leave them alone and see how they respond. Palm trees are kind of unique. I learned that if they're shooting up new growth, if it's stiff and hardy, there's a good chance your Palm's going to make it. If it's soft and mushy, it's probably gone and we'll have to re-evaluate that in the four-to-six-week time frame. Our turf did sustain some frost damage. The Zoysia and St. Augustine, again, we're going to wait for the warmer weather. We're going to see how things respond and we'll continue to work on it. So, you probably have it at your house, maybe you don't. But if you see some of the brown stuff out here, please know that we're on it and United Land Services is on it as well. We'll follow those recommendations. We're not going to mess with anything for the time being. We had a pre walk of the 4C amenity. There were some items that needed to be corrected. It looked like those items for the most part had been taken care of. Most recently we had a pump that was down. They fixed the pump battery for the handicap lift access to the building. We hope to get the Internet established soon and be able to go ahead and open that amenity as quickly as possible. But we're real close. Pulte has been removing mechanically all of the vegetation around Pond 27, which is in Phase 8. If you don't know, that's the real long pond and it's basically our master discharge system for the stormwater system here in the community. We'll be looking to probably do a walkthrough with them relatively quickly. Once they're done, we'll assume the maintenance of not only the landscaping around the pond, but there are actually two ponds and start the aquatic maintenance as well. Phase 5 Tohoqua Reserve, we've had some concerns with that over the years. We did have CEPRO out Applied Aquatic brought out the rep, they did a bunch of chemical analysis. I have the report. I can't pronounce half the words on it, but Mr. Telly Smith with Applied Aquatic, will be attending the next meeting. We also have recommendations for maintenance going forward. So basically, what I saw from the report, is we got a bunch of fertilizer nutrients getting into that pond and that's creating the problem. However, we don't know if that's coming from over fertilizing the homes. As you know, it all washes off the yard, it goes through the stormwater drains and ends up in your pond, creating a problem. But

they do have a recommendation going forward for chemically treating that pond and trying to get that under control. Mr. Steven Saha, the engineer, did discuss our ride through yesterday and George kind of elaborated as to why. I have a walk tomorrow with Lennar Homes. As you know, there were some landscape enhancements done on the median on Tohoqua Boulevard, Phase 6. Those improvements are complete, as far as the new landscaping goes and I'm walking with them tomorrow for a turnover. We'll see how that works out, with the result of the recent freeze. One thing that George mentioned was the budget. As you know, we're going to be doing the budget here in a few months. So, we're working on any other requests that we receive, such as pickleball, some other things, to try to price and see how it fits in the budget for the Tohoqua community. Pickleball, if approved, would go right behind the tennis court. Other than that, I think we fared pretty well, as far as the freeze goes and we'll continue to monitor that. Thanks to the amenity staff here for all their hard work and effort, as well as United Land in helping us prepare pre and post freeze. I can try to answer any questions. That's all I have at this time.

Mr. Qureshi: Alan, I have two questions for you. One, we only have one fountain on Phase 8C. Is Pulte planning to put in another fountain?

Mr. Scheerer: I haven't seen anything for another fountain. It's my understanding that the pond you're referring is in Phase 4C. That's Pond 18. I was told that was a requirement by the City of St. Cloud. That's not anything the CDD requested.

Mr. Flint: We actually tried to request it be removed, just because we didn't want one with a fountain.

Mr. Scheerer: The fountain is working. It comes on around 8:30 a.m.

Mr. Qureshi: It does work, because I see that every day from my window.

Mr. Scheerer: We'll run it between midnight and 6:00 a.m.

Mr. Qureshi: The second question that I have is on pickleball. We definitely need to look at that, because I hear more and more, that pickleball is getting very popular. We talked at a couple of meetings, if we can use that space behind the tennis court, that would be good. I think budgeting-wise, we need to see how much it is going to cost.

Mr. Scheerer: Yeah, we've already reached out to 90 company, which I believe did the Tohoqua Reserve one. I haven't heard back from those folks yet, but we're going to stay on them and try to get them out here. I know we have another source, Varsity Courts. They kind of went.

I don't even know if they're still working. They have a phone that says Varsity Courts, but nobody's answering the phone.

Mr. Qureshi: There's another company out of Sarasota. If you need that information, I can get that to George.

Mr. Scheerer: That would be great. I work with Chris too, because I know Chris is the HOA guy from over there, to try to get somebody. But we're already working on that. I know Marcia had a request for a basketball court too.

Mr. Qureshi: Very soon we're going to have a sports conference for baseball and football.

Mr. Scheerer: I'm not a fan of basketball. Anyway, thank you. We are working on that.

Mr. Qureshi: Thanks.

Mr. Scheerer: I'm glad you enjoy the fountain.

Mr. Qureshi: Every day when I walk from my office, I actually look at it and say, "*Man, that's great.*" That's the only fountain they got. Good.

Mr. Flint: Alright. Anything else for Alan?

D. Amenity Manager's Report

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

Mr. Calleja: Yes, Good morning. The agenda package did include the Amenity Report, which includes the summary of rentals, usage and events. I did want to report on the Zumba event. We had over 30 participants. We had this whole side of the parking lot for a complimentary Zumba class. We're going to go ahead and do it again in February, just to try to get more people out, to see if that's something we want to do on a regular basis. Everything is functioning.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report you have approval of the check register in your agenda. Were there any comments or questions? It is from November 23rd through January 25th, in the amount of \$2,353,717. A majority of these, is moving money either to the investment account or to the trustee for debt service. Are there any questions on the check register?

Mr. Qureshi: No.

Mr. Flint: Is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Check Register from November 23, 2025 through January 25, 2026 in the amount of \$2,353,717 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through December 31, 2025. This includes the combined balance sheet which shows your General Fund, Debt Service Fund, Capital Project Fund and Capital Reserve Fund. Then you have the statement of revenue and expenditures for each fund, as well as a month-to-month revenue and expenditure schedule for your General Fund. Were there any questions on the financials?

Mr. Qureshi: No.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any Other Business that the Board wanted to discuss? I know based on public comment; we'll plan to place a discussion of the street parking issue on the next agenda and research that in advance. We intend hopefully at the March meeting to bring back a Request for Proposals (RFP) for landscape maintenance. That will allow us to issue that and get the results of that back, to incorporate into the Proposed Budget, which will either be at your April or your May meeting. The budget is a two-step process. As you recall, you approve a Proposed Budget in the Spring, which is really the start of the process and then you set the hearing, typically in August for final adoption. We'll be starting that soon. There's something else that I wanted to mention, the Board composition. As the Board is aware, initially all five Board Members are elected by Landowner Election and then after certain thresholds are met under the Statutes, those seats begin to transition. Two seats transition to General Election and those are the seats that Mr. Qureshi and Mr. Knight occupy. Then there will be two additional seats that will transition in November. We'll have something on a future agenda with the information, as far as how people that are interested would qualify. It's handled by the Supervisor of Elections, once it transitions to General Election. We just advise the Supervisor of Elections of which seats will be transitioning and then they handle it from there. Alright.

Mr. Buback: How many seats are on the Board?

Mr. Flint: There are five.

Mr. Buback: Okay.

Mr. Flint: Are there any other comments or questions?

Mr. Vidrine: No

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH 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

*to be provided under
separate cover*

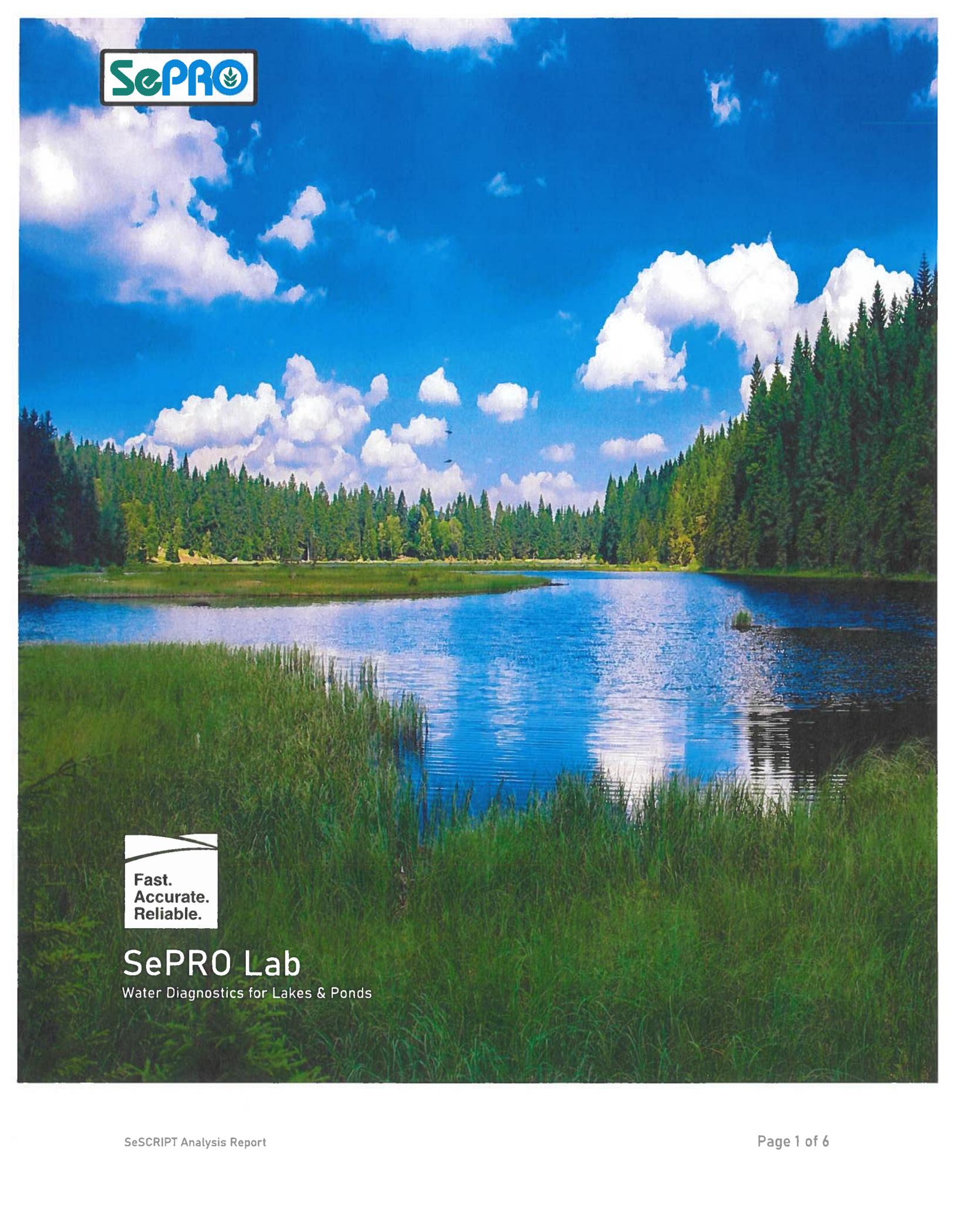
SECTION VI

*to be provided under
separate cover*

SECTION VII

SECTION C

SECTION 1

The background of the entire page is a vibrant landscape photograph. It shows a calm blue lake in the middle ground, surrounded by a dense forest of tall evergreen trees. The sky is a deep blue with scattered white, fluffy clouds. In the foreground, there is a field of tall, green grasses. The overall scene is bright and clear, suggesting a sunny day.

Fast.
Accurate.
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SePRO Lab
Water Diagnostics for Lakes & Ponds

SeSCRIPT Analysis Report: Tohoqua Pond

Company: Applied Aquatic Management
Address: PO Box 1489 Eagle Lake, FL. 33839
Contact Person: Telly Smith
Phone: (800) 408-8882
Email: telly@appliedaquaticmgmt.com

Project Name: Tohoqua Pond
Surface Area: 5 acres
Average depth: NA
Date Algae Sample Received: 10/30/2025
SeSCRIPT Analysis Performed: Algae ID and
 Water Quality Baseline Plus
eCOC: 20131

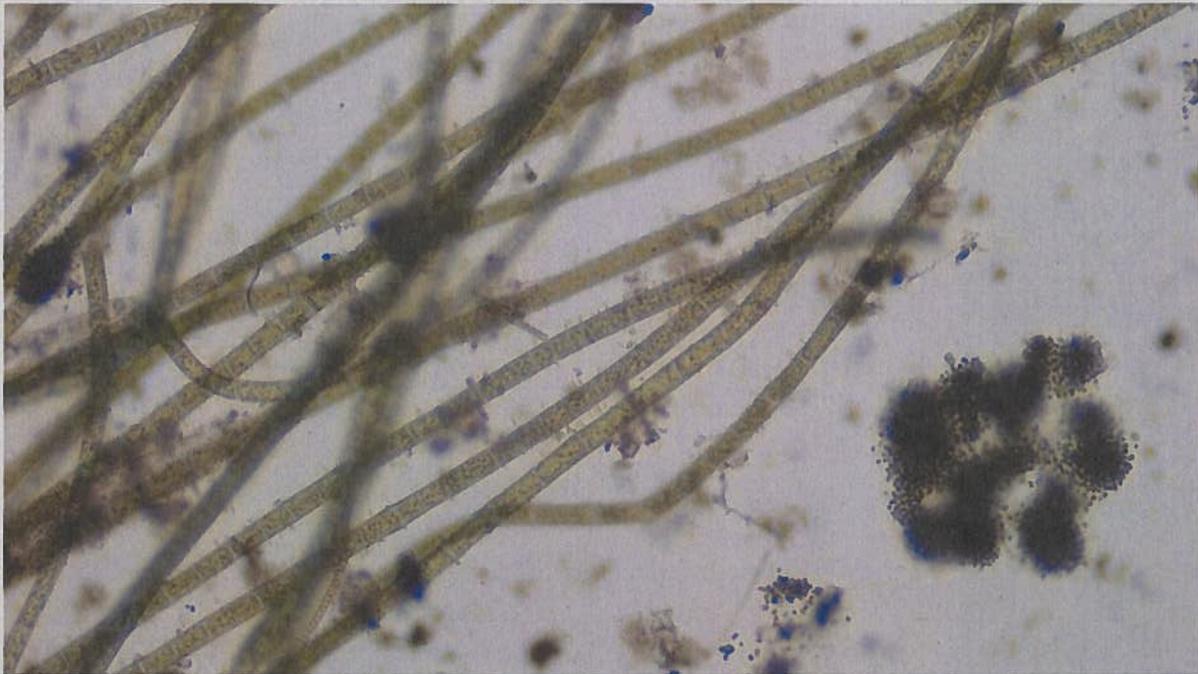
Algae ID Results

Tohoqua Pond

Identification	Classification	Description	Density/Biomass (gww/cm ³)
<i>Rhizoclonium</i> sp.	Chlorophyta- Green algae	Filamentous, mat-forming	1.0

Other algae associated with mat: *Eunotia*, *Pinnularia* (Bacillariophyta); *Pithophora* (Chlorophyta);
Dolichospermum, *Microcystis* (Cyanophyta)

Some particulate matter observed





Water Quality Results

Tohoqua Pond

Analysis	Measurements	Description
pH (SU)	7.7	Near neutral
Conductivity ($\mu\text{S}/\text{cm}$)	240.5	Typical for freshwaters
Alkalinity (mg/L as CaCO_3)	71.7	Moderately buffered
Hardness (mg/L as CaCO_3)	65.4	Moderately hard
Turbidity (NTU)	11.4	Moderate



Nutrient Results

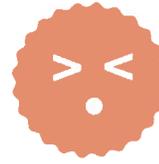
Tohoqua Pond

Analysis	Measurements	Description
Total Phosphorus ($\mu\text{g/L}$)	355.2	Very high amount: Hypereutrophic
Free Reactive Phosphorus ($\mu\text{g/L}$)	236.0	High
Total Kjeldahl Nitrogen (mg/L)	1.86	Moderate
Nitrates & Nitrites (mg/L)	0.06	Low
Total Nitrogen (mg/L)	1.92	Moderate
Chlorophyll a ($\mu\text{g/L}$)	84.5	Very high

SeSCRIPT Discussion



Healthy



Polluted

The algae and water sample collected from Tohoqua Pond was received on 10/30/2025. Based on results from the water quality and algae analyses, proposed treatment recommendations for control of the problematic algae and nutrient management in Tohoqua Pond were determined (see below).

For the purpose of this report, the health rating reflects water quality concentrations detected at the time of collection and should only be used as a guide for treatment purposes. Follow product label instructions. Check with the appropriate local and state agencies for product restrictions and permit regulations prior to use.

SeSCRIPT Diagnostic Guidance

Tohoqua Pond

To restore *Tohoqua Pond* to a more balanced natural state, it is recommended to manage the nuisance algae and the nutrient pollution (or prevent pollution levels to rise to unhealthy levels).

STEP 1: ALGAE MANAGEMENT

In order to control the targeted algae at this site, apply:

Captain XTR at a rate range of 1.2-2.4 gallons/acre-foot (0.4-0.8 mg Cu/L).

Contact your SePRO Aquatic Specialist for further guidance on final application rate selection, technique and frequency based on project objectives, site conditions, algae location and density at treatment time.

STEP 2: PHOSPHORUS MANAGEMENT

Analysis of the water quality parameters in this pond revealed this system is hypereutrophic (nutrient polluted water). Based on these site-specific water parameters, consider implementing one of the following EutroSORB phosphorus removal solutions to restore water quality in your water body.

- a. **Recovery Solution:** Improve or prevent further nutrient pollution by applying EutroSORB WC on an annual basis. The recommended starting dose is 10 PDUs per acre. Integrate with SePRO algaecide applications as needed to control algae and achieve desired water quality objectives.
- b. **Reset Solution:** Reset the ecological clock and restore water quality in your pond by implementing a Reset application strategy customized by water body. EutroSORB G permanently binds phosphorus pollution both in the water and at a source, the sediments.

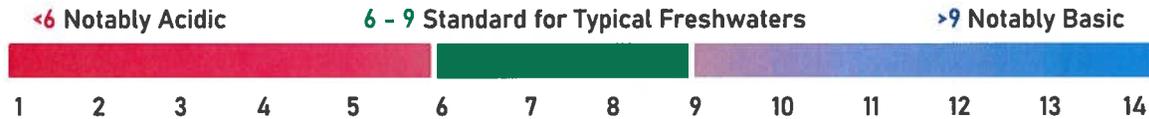
Contact your SePRO Aquatic Specialist for additional guidance on development of a custom EutroSORB prescription based on site conditions and water quality management objectives.



Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve desired management objectives.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters. *0-60 mg/L as CaCO₃ soft; 61-120 moderately hard; 121-180 hard; > 181 very hard*

Alkalinity- Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts. *50 mg/L as CaCO₃ low buffered; 51-100 moderately buffered; 101-200 buffered; > 200 high buffered.*

Conductivity- Measure of the waters ability to transfer an electrical current, increases with more dissolved ions. *50 uS/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 typical freshwaters; > 1500 may be stressful to some freshwater organisms, though not uncommon in many areas.*

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP) is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms.

12 µg/L oligotrophic; 12-24 µg/L mesotrophic; 25-96 µg/L eutrophic; > 96 µg/L hypereutrophic

Free Reactive Phosphorus (FRP) is the measure of inorganic dissolved reactive phosphorus. (PO₄⁻³, HPO₄⁻², etc.). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N⁺ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake. *1 mg/L typical freshwater; 1-10 potentially harmful; >10 possible toxicity, above many regulated guidelines*

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system. *0-2.6µg/L oligotrophic; 2.7-20 µg/L mesotrophic; 21-56 µg/L eutrophic; > 56 µg/L hypereutrophic*

Turbidity- Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

<10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

SECTION 2



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: **GMS Central Florida**

Date: **January 6, 2026**

Name **Tohoqua CDD**
Address **219 E. Livingston St.**
City **Orlando, FL 32801**
Phone **407-398-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **GMS Central Florida** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Phase 5 Amenities Pond Associated with Tohoqua CDD Located Near:
2716 Serenity Meadow Dr.
St. Cloud, FL 34744**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Shoreline grass & brush control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Submersed vegetation control | Included |
| 6. Phosphours Reduction | Included |

Service shall consist of an initial control (start-up) followed by monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 1/01/2026 thru 12/31/2026.

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	<u>\$5,985.00</u>	Due at the start of work	
Maintenance Fee	<u>\$895.00</u>	Due	<u>monthly</u> as billed x 11.
Total Annual Cost	<u>\$15,830.00</u>		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **February 6, 2026**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **1/6/2026**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION D

SECTION 1

AGREEMENT FOR POLLING PLACE

THIS AGREEMENT, dated _____, by and between Mary Jane Arrington, in her official capacity as Supervisor of Elections for Osceola County, Florida and the Owner of the polling place facility at the location listed below, do hereby agree to the following:

WHEREAS, the Supervisor of Elections desires the use of the premises and facilities known as, **Tohoqua Clubhouse**, located at 1830 Fulfillment Drive, Kissimmee, FL 34744, for use as a polling place for Elections in calendar year 2026; and

WHEREAS, the Owner/Agent is agreeable to allowing the premises to be used as a polling place under the terms and conditions set forth below.

ACCORDINGLY, the parties agree to the following:

THE OWNER/AGENT AGREES:

- 1. To provide a polling place set aside for the sole purpose of holding the following Elections:

PRIMARY ELECTION:
Equipment Drop Off & Set Up
Election Day
Equipment Pick Up

MONDAY, AUGUST 17, 2026
TUESDAY, AUGUST 18, 2026
WEDNESDAY, AUGUST 19, 2026

GENERAL ELECTION:
Equipment Drop Off & Set Up
Election Day
Equipment Pick Up

MONDAY, NOVEMBER 2, 2026
TUESDAY, NOVEMBER 3, 2026
WEDNESDAY, NOVEMBER 4, 2026

This includes providing the premises in a clean, secure, and usable condition and acknowledging that no one other than the Election Office and/or elections staff may enter the polling room once the equipment is delivered. (Additionally, the owner/agent acknowledges if the polling room has security cameras which have been disabled or are non-operational, the following notice must be posted unless the security cameras are covered: "Camera is non-operational during voting hours". Also please note, the distribution of printed material of any kind or items such as food or beverages is prohibited on Election Day within the 150' radius from the polling room entrance, established by the Poll Deputy on Election Day.)

- 1. To provide parking spaces for Election Workers and voters on Election Day.
- 2. To provide the following from 5:30 AM until all closing procedures required by the Election staff are completed after the closing of the polls:

A.D.A. accessibility Air Conditioning and Heat Restrooms for Election Workers & Voters

Number of tables and chairs for election use: _____ tables and/or _____ chairs

Kitchen facilities available to Election Workers on Election Day: None Limited Full Kitchen

- 3. To provide access to the polling location on Election Day by one of the following means:

The owner/agent will open the polling place no later than 5:30 AM.

The Supervisor of Elections' office may retain 2 keys to be used for election use only. (Please contact our office to make arrangements for the keys.)

- 4. To provide access to premises for delivery and set up the day before and pick-up of voting equipment the day after the election.

VOTING EQUIPMENT DELIVERY / PICK-UP

Election supplies will need to be delivered in the days preceding the election and will be picked up in the days following the election. We will try to accommodate special request. Election staff or representative will contact you several days before the Election to advise you approximate delivery time and pick-up of election equipment / materials.

Special requirements/requests/arrangements from Owner/Agent of building to the Supervisor of Elections:

THE SUPERVISOR OF ELECTIONS AGREES:

1. To utilize the facility for the sole purpose of conducting elections.
2. To return the premises to the owner in the same condition it was received.
3. To pay the Owner the sum of \$250.00 for the use of the above described location for each election used.

Insurance Statement: Osceola County will be liable for all money damages in tort for any injuries to or losses of property, personal injury or death caused by negligent or wrongful act(s) or omission(s) of any official employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be held to be liable in accordance with the general laws of the State of Florida, subject to the limitations as set out in Section 768.28 of the Florida Statutes, as it may be revised or amended from time to time. The Owner shall be responsible for damages arising out of injury or damage to persons or property directly caused by or resulting from the sole negligence of the Owner, alone or in connection with a third party, or any of its employees, agents, invitees, guests, or representatives.

DAYTIME CONTACT PERSONS (Please list two):

Name Johanna Gonzalez Phone Number (305) 742-5591

Name Marcia Calleja Phone Number (407) 497-4662

EMERGENCY CONTACT PERSON & PHONE NUMBER

Name Marcia Calleja Phone Number (407) 497-4662

Facility Phone Number: (407) 841-5524 Ext. 108 FAX: _____

Days/Hours facility is open for equipment delivery/pick-up: After 4pm delivery; Early pick up

Preferred temporary storage area for Voting Equipment: Office Storage Area

Is that area secured and locked Y/N? Y

The owner/agent acknowledges that the Supervisor of Elections Office, voters, and they must comply with all Florida Election Law.

OWNER/AGENT SIGNATURE

SUPERVISOR OF ELECTIONS

Tohoqua CDD, Chairman

DATE _____

DATE _____

**OSCEOLA COUNTY POLLING SITE SURVEY
2026 ELECTIONS**

Polling Site Contacts:

Primary Contact Person: Johanna Gonzalez **Phone:** (305) 742-5591

Secondary Contact Person: Marcia Calleja **Phone:** (407) 497-4662

After Hours Contact Person: Marcia Calleja **Phone:** (407) 497-4662

*** FACILITIES AVAILABLE TO ELECTION STAFF:**

Kitchen Facility? Yes: X No: Microwave? Yes: X No: Refrigerator? Yes: X No:
Water Fountain? Yes: X No: Tables (4+) Yes: X No: Chairs (10+) Yes: X No:

What room is to be used for the polling site? Clubhouse Area Only

FACILITY INFORMATION:

Are there timers on the lights in the parking lot and/or building? Yes: No: X
Is there a timer on the Air Conditioning/Heating? Yes: No: X
Automatic Gates/Doors? Yes: X No:
If **YES**, will timer(s) be set to stay on between 5:30 am & 9 pm? (You may manually Yes: X No:
unlock door) Parking for Election Workers and voters on Election Day Yes: X No:

BUILDING ACCESS:

Will the Election Official have access no later than 5:30 am election day? Yes: X No:
Will someone be letting the election official in the facility? If Yes, write below. Yes: No: X

Name and telephone number of facility person: _____

Insurance Statement: Osceola County will be liable for all money damages in tort for any injuries to or losses of property, personal injury or death caused by negligent or wrongful act(s) or omission(s) of any official employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be held to be liable in accordance with the general laws of the State of Florida, subject to the limitations as set out in Section 768.28 of the Florida Statutes, as it may be revised or amended from time to time. The Owner shall be responsible for damages arising out of injury or damage to persons or property directly caused by or resulting from the sole negligence of the Owner, alone or in connection with a third party, or any of its employees, agents, invitees, guests, or representatives.

PERSON COMPLETING FORM: Marcia Calleja **DATE:** 2/19/26

**Please return completed form to: Osceola Supervisor of Elections, Attn: Jake Clark,
2509 E. Irlo Bronson Memorial Highway, Kissimmee, FL 34744,
or you may email the contract to jake.clark@votesceola.gov**

SECTION E

SECTION 1

Tohoqua Community Development District

Summary of Check Register

January 26, 2026 to February 23, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/28/26	470-473	\$ 198,956.89
	2/2/26	474-479	\$ 16,638.54
	2/11/26	480-481	\$ 2,835.63
	2/18/26	482-490	\$ 36,097.64
	2/23/26	491-492	\$ 44,431.83
			\$ 298,960.53
		Autodrafts	\$ 14,601.16
			\$ 14,601.16
	<u>Supervisor Fees - February 2026</u>		
	Andre Vidrine	50150	\$ 184.70
	Asif Qureshi	50153	\$ 184.70
	Marcus Hooker	50152	\$ 184.70
	Terry Knight	50151	\$ 184.70
			\$ 738.80
Total Amount			\$ 299,699.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/26	00006	1/09/26	20500017	202512	310	51300	31100		ENGINEER SERVICES DEC25	*	1,167.50		
PAPE DAWSON CONSULTING ENGINEERS												1,167.50	000470
1/28/26	00040	1/14/26	2002534	202601	330	53800	49200		LITTER/TRASH BAGS	*	728.82		
PROPET DISTRIBUTORS INC.												728.82	000471
1/28/26	00010	1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2018	*	17,507.03		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2021 PH2	*	18,339.39		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2021 4A/5A	*	19,194.14		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2022 3&6	*	19,225.88		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2023 4B/5B	*	19,541.14		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2023 4C	*	18,125.15		
		1/12/26	11226	202601	300	20700	10000		FY26 ASMT TXFR 2024 PH7	*	41,280.52		
TOHOQUA CDD C/O USBANK												153,213.25	000472
1/28/26	00033	1/16/26	187718	202601	320	53800	46200		MAINT CONTRACT JAN26	*	27,612.83		
		1/16/26	187719	202601	320	53800	46200		PHASE 4A MAINT JAN26	*	4,837.00		
		1/16/26	187720	202601	320	53800	46200		MAINT CONTRACT JAN26	*	2,900.99		
		1/16/26	187721	202601	320	53800	46200		PHASE 4C MAINT JAN26	*	2,054.00		
		1/16/26	187722	202601	320	53800	46200		PHASE 7 MAINT JAN26	*	5,591.00		
		1/16/26	187723	202601	320	53800	46200		4C AMENITY MAINT JAN26	*	851.50		
FLORIDA ULS OPERATING, LLC DBA												43,847.32	000473
2/02/26	00004	12/10/25	148440	202511	310	51300	31500		CONVEYANCE FEES	*	1,004.02		
		1/13/26	149305	202512	310	51300	31500		CONVEYANCE FEES	*	511.00		
LATHAM LUNA EDEN & BEAUDINE LLP												1,515.02	000474
2/02/26	00040	10/14/25	2001337	202510	330	53800	49200		LITTER/TRASH BAGS	*	1,547.67		
PROPET DISTRIBUTORS INC.												1,547.67	000475
TQUA TOHOQUA CDD KCOSTA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/02/26	00026	1/15/26	324469	202601	330	53800	53000		POOL CHEMICALS SPIES POOL, LLC	*	1,470.45	1,470.45	000476
2/02/26	00052	2/01/26	2484	202602	320	53800	46300		POND MAINT/ANALYSIS TEST SUNSHINE LAND MANAGEMENT CORP.	*	1,930.00	1,930.00	000477
2/02/26	00033	1/20/26	187973	202601	320	53800	46401		RESTAKE/REPLACE TREE FLORIDA ULS OPERATING, LLC DBA	*	8,271.40	8,271.40	000478
2/02/26	00032	1/23/26	26-1151	202512	320	53800	46700		JANITORIAL SVCS - DEC25 WESTWOOD INTERIOR CLEANING INC.	*	1,904.00	1,904.00	000479
2/11/26	00024	2/01/26	1012548	202602	320	53800	47200		POOL MAINTENANCE - FEB 26 ROBERTS POOL SRVC AND REPAIR INC	*	1,900.00	1,900.00	000480
2/11/26	00039	1/27/26	25967069	202601	330	53800	49200		VARIOUS OPERATING SUPPLYS	*	760.31		
		1/30/26	25974533	202601	330	53800	49200		VARIOUS OPERATING SUPPLYS W.B.MASON CO.INC	*	175.32	935.63	000481
2/18/26	00062	2/13/26	7354-02-	202602	310	51300	31200		ARBITRAGE - SER. 2018 AMTEC	*	450.00	450.00	000482
2/18/26	00022	2/02/26	122	202602	330	53800	11000		AMENITY MANAGEMENT FEB 26	*	12,055.33		
		2/02/26	122	202602	330	53800	48100		2026 CALENDAR	*	16.31		
		2/02/26	122	202602	330	53800	48200		LUG NUTS & WASHERS	*	9.75		
		2/02/26	122	202602	330	53800	48000		CHRISTMAS CRAFT COMMUNITY ASSOCIATION AND LIFESTYLE	*	31.49	12,112.88	000483
2/18/26	00049	2/06/26	49-60-28	202602	330	53800	52000		POOL PERMIT 4C FLORIDA DEPARTMENT OF HEALTH	*	375.00	375.00	000484
2/18/26	00002	2/01/26	402	202602	320	53800	12300		FACILITY MAINT - FEB 26	*	9,479.17		

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26	403		403	202602 320-53800-12000		FIELD MANAGEMENT - FEB 26	*	2,066.42		
2/01/26	404		404	202602 310-51300-34000		MANAGEMENT FEES - FEB 26	*	3,862.50		
2/01/26	404		404	202602 310-51300-35200		WEBSITE ADMIN - FEB 26	*	114.67		
2/01/26	404		404	202602 310-51300-35100		INFORMATION TECH - FEB 26	*	172.00		
2/01/26	404		404	202602 310-51300-31300		DISSEMINATION - FEB 26	*	2,083.33		
2/01/26	404		404	202602 310-51300-51000		OFFICE SUPPLIES	*	.81		
2/01/26	404		404	202602 310-51300-42000		POSTAGE	*	19.61		
2/01/26	404		404	202602 310-51300-42500		COPIES	*	34.50		
2/01/26	404(1)		404(1)	202512 310-51300-31300		DISSEMINATION - DEC 25	*	416.66		
2/01/26	404(2)		404(2)	202601 310-51300-31300		DISSEMINATION - JAN 26	*	416.66		
									18,666.33	000485
----- GOVERNMENTAL MANAGEMENT SERVICES-CF -----										
2/18/26	00004	2/10/26	150158	202601 310-51300-31500		GENERAL COUNSEL - JAN 26	*	338.00		
		2/10/26	150159	202601 310-51300-31500		CONVEYANCE FEES	*	396.00		
									734.00	000486
----- LATHAM LUNA EDEN & BEAUDINE LLP -----										
2/18/26	00011	2/09/26	2019057	202602 310-51300-49100		2025 TAX ROLL YEAR	*	1,800.42		
									1,800.42	000487
----- OSCEOLA COUNTY PROPERTY APPRAISER -----										
2/18/26	00006	2/05/26	20500017	202601 310-51300-31100		ENGINEER SERVICES JAN26	*	712.50		
									712.50	000488
----- PAPE DAWSON CONSULTING ENGINEERS -----										
2/18/26	00026	1/26/26	324611	202601 330-53800-53000		POOL REPAIRS	*	335.45		
		1/26/26	324671	202601 330-53800-53000		POOL REPAIRS	*	515.00		
		2/10/26	325109	202602 330-53800-53000		POOL REPAIRS	*	324.00		
									1,174.45	000489
----- SPIES POOL, LLC -----										
2/18/26	00064	2/16/26	62187629	202602 320-53800-47100		PEST CONTROL - FEB26	*	72.06		
									72.06	000490
----- TURNER PEST CONTROL, LLC -----										
----- TQUA TOHOQUA CDD KCOSTA -----										

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/23/26	00009	2/04/26 234272	202601 320-53800-46300	LAKE TREATMENT 1/23/26	*	584.50	
APPLIED AQUATIC MANAGEMENT, INC.							584.50 000491
2/23/26	00033	2/19/26 192004	202602 320-53800-46200	MAINT CONTRACT FEB26	*	2,901.00	
		2/19/26 192005	202602 320-53800-46200	PHASE 4A MAINT FEB26	*	4,837.00	
		2/19/26 192007	202602 320-53800-46200	MAINT CONTRACT FEB26	*	27,612.83	
		2/19/26 192008	202602 320-53800-46200	PHASE 4C MAINT FEB26	*	2,054.00	
		2/19/26 192009	202602 320-53800-46200	4C AMENINTY MAINT FEB26	*	851.50	
		2/19/26 192010	202602 320-53800-46200	PHASE 7 MAINT FEB26	*	5,591.00	
FLORIDA ULS OPERATING, LLC DBA							43,847.33 000492
TOTAL FOR BANK B						298,960.53	

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/26/26	00113	1/21/26	0680-12.1600BLK	202512	320	53800	43200		TOHO WATER AUTHORITY	*	232.10	232.10	080140
1/26/26	00113	1/21/26	1584-12.1900BLK	202512	320	53800	43200		TOHO WATER AUTHORITY	*	2,271.22	2,271.22	080141
1/26/26	00113	1/21/26	1586-12.2400BLK	202512	320	53800	43200		TOHO WATER AUTHORITY	*	523.58	523.58	080142
1/26/26	00113	1/21/26	2694-12.1600BLK	202512	320	53800	43200		TOHO WATER AUTHORITY	*	203.46	203.46	080143
2/12/26	00014	2/11/26	1890-01.16501	202601	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	16.44	16.44	080144
2/12/26	00014	2/11/26	2570-01.1700	202601	320	53800	43100		KISSIMMEE UTILITY AUTHORITY	*	10,474.03	10,474.03	080145
2/12/26	00014	2/11/26	4070-01.15501	202601	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	12.66	12.66	080146
2/12/26	00014	2/11/26	6971-01.2687	202601	330	57200	43000		KISSIMMEE UTILITY AUTHORITY	*	623.24	623.24	080147
2/12/26	00014	2/11/26	9461-01.27331	202601	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	209.43	209.43	080148
2/12/26	00079	1/30/26	023443	202602	330	53800	48800		MODERN AUTOMATION SYSTEMS	*	35.00	35.00	080149
TOTAL FOR BANK Z											14,601.16		
TOTAL FOR REGISTER											313,561.69		

TQUA TOHOQUA CDD KCOSTA

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Tohoqua
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 411,888	\$ -	\$ -	\$ 129,165	\$ 541,053
State Board of Administration	\$ 1,357,140	\$ -	\$ -	\$ -	\$ 1,357,140
Investments					
Series 2018					
Reserve	\$ -	\$ 68,790	\$ -	\$ -	\$ 68,790
Revenue	\$ -	\$ 167,599	\$ -	\$ -	\$ 167,599
Prepayment	\$ -	\$ 249	\$ -	\$ -	\$ 249
Construction	\$ -	\$ -	\$ 14,548	\$ -	\$ 14,548
Series 2021 Phase 2					
Reserve	\$ -	\$ 72,381	\$ -	\$ -	\$ 72,381
Revenue	\$ -	\$ 155,185	\$ -	\$ -	\$ 155,185
Prepayment	\$ -	\$ 0	\$ -	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 523	\$ -	\$ 523
Series 2021 Phase 4A/5A					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 162,565	\$ -	\$ -	\$ 162,565
Construction	\$ -	\$ -	\$ 10	\$ -	\$ 10
Series 2022 Phase 3A/6A					
Reserve	\$ -	\$ 76,457	\$ -	\$ -	\$ 76,457
Revenue	\$ -	\$ 145,373	\$ -	\$ -	\$ 145,373
Construction	\$ -	\$ -	\$ 7,121	\$ -	\$ 7,121
Series 2023 Phase 4B/5B					
Reserve	\$ -	\$ 76,795	\$ -	\$ -	\$ 76,795
Revenue	\$ -	\$ 141,457	\$ -	\$ -	\$ 141,457
Prepayment	\$ -	\$ 1,456	\$ -	\$ -	\$ 1,456
Construction	\$ -	\$ -	\$ 27,729	\$ -	\$ 27,729
Series 2023 Phase 4C					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Revenue	\$ -	\$ 132,860	\$ -	\$ -	\$ 132,860
Cost of Issuance	\$ -	\$ -	\$ 36	\$ -	\$ 36
Series 2024 Phase 7					
Reserve	\$ -	\$ 162,055	\$ -	\$ -	\$ 162,055
Revenue	\$ -	\$ 297,347	\$ -	\$ -	\$ 297,347
Construction	\$ -	\$ -	\$ 10,233	\$ -	\$ 10,233
Series 2025 Phase 8					
Reserve	\$ -	\$ 130,775	\$ -	\$ -	\$ 130,775
Revenue	\$ -	\$ 653	\$ -	\$ -	\$ 653
Cost of Issuance	\$ -	\$ -	\$ 3,505	\$ -	\$ 3,505
Due From General Fund	\$ -	\$ 154,083	\$ -	\$ -	\$ 154,083
Prepaid Expenses	\$ 1,418	\$ -	\$ -	\$ -	\$ 1,418
Total Assets	\$ 1,770,446	\$ 2,092,583	\$ 63,705	\$ 129,165	\$ 4,055,899
Liabilities:					
Accounts Payable	\$ 30,695	\$ -	\$ -	\$ -	\$ 30,695
Due to Debt Service	\$ 870	\$ -	\$ -	\$ -	\$ 870
Total Liabilities	\$ 31,564	\$ -	\$ -	\$ -	\$ 31,564
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	\$ 1,418	\$ -	\$ -	\$ -	\$ 1,418
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 254,244	\$ -	\$ -	\$ 254,244
Debt Service - Series 2021 Phase 2	\$ -	\$ 246,010	\$ -	\$ -	\$ 246,010
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 257,218	\$ -	\$ -	\$ 257,218
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 241,165	\$ -	\$ -	\$ 241,165
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 239,361	\$ -	\$ -	\$ 239,361
Debt Service - Series 2023 Phase 4C	\$ -	\$ 222,241	\$ -	\$ -	\$ 222,241
Debt Service - Series 2024 Phase 7	\$ -	\$ 500,917	\$ -	\$ -	\$ 500,917
Debt Service - Series 2025 Phase 8	\$ -	\$ 131,428	\$ -	\$ -	\$ 131,428
Capital Reserve	\$ -	\$ -	\$ -	\$ 129,165	\$ 129,165
Capital Projects	\$ -	\$ -	\$ 63,705	\$ -	\$ 63,705
Unassigned	\$ 1,737,463	\$ -	\$ -	\$ -	\$ 1,737,463
Total Fund Balances	\$ 1,738,882	\$ 2,092,583	\$ 63,705	\$ 129,165	\$ 4,024,335
Total Liabilities & Fund Balance	\$ 1,770,446	\$ 2,092,583	\$ 63,705	\$ 129,165	\$ 4,055,899

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Assessments - Tax Collector	\$ 1,664,769	\$ 1,625,401	\$ 1,625,401	\$ -
Assessments - Direct	\$ 136,906	\$ 102,679	\$ 102,679	\$ -
Cost Share Revenue	\$ 11,144	\$ -	\$ -	\$ -
Special Events Revenue	\$ 17,500	\$ 5,833	\$ 245	\$ (5,588)
Miscellaneous Income	\$ 9,000	\$ 3,000	\$ 4,670	\$ 1,670
Interest Income	\$ 24,000	\$ 8,000	\$ 8,662	\$ 662
Total Revenues	\$ 1,863,319	\$ 1,744,913	\$ 1,741,657	\$ (3,257)
Expenditures				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,400	\$ 1,600
FICA Expense	\$ 918	\$ 306	\$ 184	\$ 122
Engineering	\$ 10,000	\$ 3,333	\$ 1,975	\$ 1,358
Attorney	\$ 20,000	\$ 6,667	\$ 3,982	\$ 2,685
Annual Audit	\$ 12,800	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,464	\$ 11,464	\$ 11,464	\$ (0)
Arbitrage	\$ 3,600	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 22,500	\$ 7,500	\$ 7,500	\$ -
Trustee Fees	\$ 44,863	\$ 18,397	\$ 18,397	\$ -
Management Fees	\$ 46,350	\$ 15,450	\$ 15,450	\$ -
Information Technology	\$ 2,064	\$ 688	\$ 688	\$ 0
Website Maintenance	\$ 1,376	\$ 459	\$ 459	\$ 0
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 303	\$ 31
Insurance	\$ 8,810	\$ 8,810	\$ 7,029	\$ 1,781
Printing & Binding	\$ 3,000	\$ 1,000	\$ 203	\$ 797
Legal Advertising	\$ 3,800	\$ 1,267	\$ 205	\$ 1,062
Other Current Charges	\$ 2,000	\$ 667	\$ 279	\$ 388
Property Appraiser Fees	\$ 600	\$ -	\$ -	\$ -
Office Supplies	\$ 300	\$ 100	\$ 3	\$ 97
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 207,920	\$ 82,065	\$ 72,043	\$ 10,022

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 24,797	\$ 8,266	\$ 8,266	\$ -
Amenities Management	\$ 144,664	\$ 48,221	\$ 47,870	\$ 351
Landscape Maintenance	\$ 604,509	\$ 201,503	\$ 164,545	\$ 36,958
Lake Maintenance	\$ 30,240	\$ 10,080	\$ 12,450	\$ (2,370)
Pool Maintenance	\$ 42,300	\$ 14,100	\$ 7,435	\$ 6,665
Pest Control	\$ 1,440	\$ 480	\$ 348	\$ 132
Janitorial Services	\$ 41,460	\$ 13,820	\$ 6,188	\$ 7,632
Subtotal Contract Services	\$ 889,410	\$ 296,470	\$ 247,101	\$ 49,369
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 10,000	\$ 4,880	\$ 5,120
Mulch	\$ 50,000	\$ 16,667	\$ 66,677	\$ (50,010)
Tree Removal & Replacement	\$ 35,000	\$ 11,667	\$ 8,271	\$ 3,395
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 994	\$ 673
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Alley & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 1,500	\$ 500	\$ -	\$ 500
Walls & Monument Repair	\$ 1,500	\$ 500	\$ -	\$ 500
Pressure Washing	\$ 17,500	\$ 5,833	\$ -	\$ 5,833
Fencing	\$ 1,500	\$ 500	\$ -	\$ 500
Subtotal Repairs & Maintenance	\$ 155,000	\$ 51,667	\$ 80,823	\$ (29,156)
Utilities				
Pool - Electric	\$ 38,280	\$ 12,760	\$ 10,301	\$ 2,459
Pool - Water	\$ 26,400	\$ 8,800	\$ 12,033	\$ (3,233)
Electric	\$ 2,500	\$ 833	\$ 634	\$ 200
Water & Sewer	\$ 120,000	\$ 40,000	\$ 31,415	\$ 8,585
Streetlights	\$ 134,436	\$ 44,812	\$ 41,297	\$ 3,515
Subtotal Utilities	\$ 321,616	\$ 107,205	\$ 95,680	\$ 11,526

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Amenities				
Property Insurance	\$ 54,366	\$ 54,366	\$ 33,804	\$ 20,562
Pool Attendants	\$ 32,400	\$ 10,800	\$ 1,262	\$ 9,538
Facility Maintenance	\$ 113,750	\$ 37,917	\$ 37,917	\$ -
Pool Repairs & Maintenance	\$ 45,000	\$ 15,000	\$ 9,025	\$ 5,975
Pool Permits	\$ 650	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 6,600	\$ 2,200	\$ 279	\$ 1,921
Fire Alarm & Security Monitoring	\$ 840	\$ 280	\$ 140	\$ 140
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 667	\$ -	\$ 667
Fire Extinguisher Inspections	\$ 150	\$ 50	\$ -	\$ 50
Amenity Signage	\$ 4,000	\$ 1,333	\$ 216	\$ 1,117
Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 2,874	\$ 2,126
Office Supplies	\$ 2,000	\$ 667	\$ 281	\$ 386
Operating Supplies	\$ 6,000	\$ 2,000	\$ 5,842	\$ (3,842)
Doggie Pots	\$ 3,500	\$ 1,167	\$ 144	\$ 1,023
Special Events	\$ 35,000	\$ 11,667	\$ 6,622	\$ 5,045
Termite Bond	\$ 618	\$ -	\$ -	\$ -
Holiday Décor	\$ 15,794	\$ 5,100	\$ 5,100	\$ -
Subtotal Amenities	\$ 337,668	\$ 148,213	\$ 103,505	\$ 44,708
Other				
Contingency	\$ 25,000	\$ 8,333	\$ 4,067	\$ 4,266
Subtotal Other	\$ 25,000	\$ 8,333	\$ 4,067	\$ 4,266
Total Operations & Maintenance	\$ 1,728,694	\$ 611,888	\$ 531,175	\$ 80,713
Total Expenditures	\$ 1,936,614	\$ 693,953	\$ 603,218	\$ 90,735
Excess (Deficiency) of Revenues over Expenditures	\$ (73,294)		\$ 1,138,438	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserve	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ (123,294)		\$ 1,088,438	
Fund Balance - Beginning	\$ 123,294		\$ 650,443	
Fund Balance - Ending	\$ -		\$ 1,738,882	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 134,204	\$ 134,204	\$ -
Interest Income	\$ 3,473	\$ 289	\$ 1,918	\$ 1,629
Total Revenues	\$ 140,931	\$ 134,494	\$ 136,123	\$ 1,629
Expenditures:				
Interest Payment - 11/01	\$ 44,953	\$ 44,953	\$ 44,953	\$ -
Principal Payment - 5/01	\$ 45,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 44,953	\$ -	\$ -	\$ -
Total Expenditures	\$ 134,905	\$ 44,953	\$ 44,953	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,026		\$ 91,170	
Fund Balance - Beginning	\$ 92,809		\$ 163,074	
Fund Balance - Ending	\$ 98,835		\$ 254,244	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 140,585	\$ 140,585	\$ -
Interest Income	\$ 3,203	\$ 267	\$ 1,737	\$ 1,471
Total Revenues	\$ 147,967	\$ 140,852	\$ 142,322	\$ 1,471
Expenditures:				
Interest Payment - 11/01	\$ 42,409	\$ 42,409	\$ 42,409	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal Payment - 5/01	\$ 60,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 42,409	\$ -	\$ -	\$ -
Total Expenditures	\$ 144,819	\$ 42,409	\$ 57,409	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,148		\$ 84,913	
Fund Balance - Beginning	\$ 74,851		\$ 161,097	
Fund Balance - Ending	\$ 77,999		\$ 246,010	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 150,700	\$ 147,137	\$ 147,137	\$ -
Interest Income	\$ 3,299	\$ 275	\$ 1,804	\$ 1,529
Total Revenues	\$ 153,999	\$ 147,412	\$ 148,941	\$ 1,529
Expenditures:				
Interest Payment - 11/01	\$ 45,280	\$ 45,280	\$ 45,280	\$ -
Principal Payment - 5/01	\$ 60,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 45,280	\$ -	\$ -	\$ -
Total Expenditures	\$ 150,560	\$ 45,280	\$ 45,280	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,439		\$ 103,661	
Fund Balance - Beginning	\$ 76,924		\$ 153,556	
Fund Balance - Ending	\$ 80,364		\$ 257,218	

Tohoqua
Community Development District
Debt Service Fund - Series 2022 Phase 3A/6A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 150,950	\$ 147,380	\$ 147,380	\$ -
Interest Income	\$ 2,270	\$ 189	\$ 1,265	\$ 1,076
Total Revenues	\$ 153,220	\$ 147,570	\$ 148,646	\$ 1,076
Expenditures:				
Interest Payment - 11/01	\$ 58,704	\$ 58,704	\$ 58,704	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 58,704	\$ -	\$ -	\$ -
Total Expenditures	\$ 147,408	\$ 58,704	\$ 58,704	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,813		\$ 89,942	
Fund Balance - Beginning	\$ 73,692		\$ 151,223	
Fund Balance - Ending	\$ 79,505		\$ 241,165	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 153,425	\$ 149,797	\$ 149,797	\$ -
Interest Income	\$ 2,777	\$ 231	\$ 1,251	\$ 1,020
Total Revenues	\$ 156,202	\$ 150,029	\$ 151,048	\$ 1,020
Expenditures:				
Interest Payment - 11/01	\$ 58,485	\$ 58,485	\$ 58,485	\$ -
Principal Payment - 5/01	\$ 35,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 58,485	\$ -	\$ -	\$ -
Total Expenditures	\$ 151,970	\$ 58,485	\$ 58,485	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,232		\$ 92,563	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (979)	\$ (979)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (979)	\$ (979)
Net Change in Fund Balance	\$ 4,232		\$ 91,585	
Fund Balance - Beginning	\$ 70,732		\$ 147,776	
Fund Balance - Ending	\$ 74,964		\$ 239,361	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 142,307	\$ 138,943	\$ 138,943	\$ -
Interest Income	\$ 2,859	\$ 238	\$ 1,533	\$ 1,295
Total Revenues	\$ 145,167	\$ 139,181	\$ 140,475	\$ 1,295
Expenditures:				
Interest Payment - 11/01	\$ 56,170	\$ 56,170	\$ 56,170	\$ -
Principal Payment - 5/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 56,170	\$ -	\$ -	\$ -
Total Expenditures	\$ 142,340	\$ 56,170	\$ 56,170	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,827		\$ 84,305	
Fund Balance - Beginning	\$ 65,544		\$ 137,936	
Fund Balance - Ending	\$ 68,371		\$ 222,241	

Tohoqua
Community Development District
Debt Service Fund - Series 2024 Phase 7
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Special Assessments	\$ 324,110	\$ 316,446	\$ 316,446	\$ -
Interest Income	\$ 6,266	\$ 522	\$ 3,414	\$ 2,891
Total Revenues	\$ 330,376	\$ 316,968	\$ 319,859	\$ 2,891
Expenditures:				
Interest Payment - 11/01	\$ 126,414	\$ 126,414	\$ 126,414	\$ (0)
Principal Payment - 5/01	\$ 70,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 126,414	\$ -	\$ -	\$ -
Total Expenditures	\$ 322,829	\$ 126,414	\$ 126,414	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,547		\$ 193,445	
Fund Balance - Beginning	\$ 142,570		\$ 307,472	
Fund Balance - Ending	\$ 150,117		\$ 500,917	

Tohoqua
Community Development District
Debt Service Fund - Series 2025 Phase 8
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 653	\$ 653
Total Revenues	\$ -	\$ -	\$ 653	\$ 653
Expenditures:				
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 653	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 130,775	\$ 130,775
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 130,775	\$ 130,775
Net Change in Fund Balance	\$ -	\$ -	\$ 131,428	
Fund Balance - Beginning	\$ 142,570		\$ -	
Fund Balance - Ending	\$ 142,570		\$ 131,428	

Tohoqua
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ 497	\$ 41	\$ 1,061	\$ 1,020
Total Revenues	\$ 497	\$ 41	\$ 1,061	\$ 1,020
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 497		\$ 1,061	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,497		\$ 51,061	
Fund Balance - Beginning	\$ 78,038		\$ 78,104	
Fund Balance - Ending	\$ 128,535		\$ 129,165	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	Total
	2018	2021 Phase 2	2021 Phase 4A/5A	2022 Phase 3A/6A	2023 Phase 4B/5B	2023 Phase 4C	2024 Phase 7	2025 Phase 8				
Revenues												
Interest	\$ 186	\$ 7	\$ 0	\$ 91	\$ 346	\$ 0	\$ 131	\$ 13,021	\$	\$	\$	\$ 13,781
Total Revenues	\$ 186	\$ 7	\$ 0	\$ 91	\$ 346	\$ 0	\$ 131	\$ 13,021	\$	\$	\$	\$ 13,781
Expenditures:												
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,484,724	\$	\$	\$	\$ 3,484,724
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,018	\$	\$	\$	\$ 274,018
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,758,741	\$	\$	\$	\$ 3,758,741
Excess (Deficiency) of Revenues over Expenditures	\$ 186	\$ 7	\$ 0	\$ 91	\$ 346	\$ 0	\$ 131	\$ (3,745,720)	\$	\$	\$	\$ (3,744,960)
Other Financing Sources/(Uses)												
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,749,225	\$	\$	\$	\$ 3,749,225
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989	\$ -	\$ -	\$	\$	\$	\$ 989
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989	\$ -	\$ -	\$	\$	\$	\$ 3,750,214
Net Change in Fund Balance	\$ 186	\$ 7	\$ 0	\$ 91	\$ 1,335	\$ 0	\$ 131	\$ 3,505	\$	\$	\$	\$ 5,254
Fund Balance - Beginning	\$ 14,362	\$ 516	\$ 10	\$ 7,030	\$ 26,395	\$ 36	\$ 10,102	\$ -	\$	\$	\$	\$ 58,451
Fund Balance - Ending	\$ 14,548	\$ 523	\$ 10	\$ 7,121	\$ 27,729	\$ 36	\$ 10,233	\$ 3,505	\$	\$	\$	\$ 63,705

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	\$ -	\$ 85,067	\$ 1,517,559	\$ 22,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625,401
Assessments - Direct	\$ 68,453	\$ -	\$ -	\$ 34,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,679
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events Revenue	\$ -	\$ 55	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Miscellaneous Income	\$ 2,180	\$ 300	\$ 920	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,670
Interest Income	\$ 1,139	\$ 1,070	\$ 1,183	\$ 5,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,662
Total Revenues	\$ 71,772	\$ 86,492	\$ 1,519,663	\$ 63,730	\$ -	\$ 1,741,657							
Expenditures													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ 95	\$ -	\$ 1,168	\$ 713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,975
Attorney	\$ 1,356	\$ 1,381	\$ 511	\$ 734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,982
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 11,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,464
Arbitrage	\$ 450	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,667	\$ 1,667	\$ 2,083	\$ 2,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Trustee Fees	\$ 14,323	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,397
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,450
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 688
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Postage	\$ 87	\$ 126	\$ 6	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Printing & Binding	\$ 28	\$ 65	\$ 39	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203
Legal Advertising	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205
Other Current Charges	\$ 176	\$ -	\$ 35	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 42,065	\$ 12,324	\$ 9,752	\$ 7,902	\$ -	\$ 72,043							

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	\$ 2,066	\$ 2,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,266
Amenities Management	\$ 11,704	\$ 12,055	\$ 12,055	\$ 12,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,870
Landscape Maintenance	\$ 40,235	\$ 40,217	\$ 40,246	\$ 43,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,545
Lake Maintenance	\$ 5,305	\$ 1,250	\$ 3,380	\$ 2,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,450
Pool Maintenance	\$ 1,735	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,435
Pest Control	\$ 138	\$ 69	\$ 69	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348
Janitorial Services	\$ 1,904	\$ 2,380	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,188
Subtotal Contract Services	\$ 63,087	\$ 59,938	\$ 61,620	\$ 62,456	\$ -	\$ 247,101							
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ 4,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,880
Mulch	\$ -	\$ -	\$ 66,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,677
Tree Removal & Replacement	\$ -	\$ -	\$ -	\$ 8,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,271
Irrigation Repairs	\$ 994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 994
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ 994	\$ 4,880	\$ 66,677	\$ 8,271	\$ -	\$ 80,823							
Utilities													
Pool - Electric	\$ 2,882	\$ 3,244	\$ 3,553	\$ 623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,301
Pool - Water	\$ 3,808	\$ 4,101	\$ 4,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,033
Electric	\$ 27	\$ 130	\$ 238	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634
Water & Sewer	\$ 6,285	\$ 7,646	\$ 17,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,415
Streetlights	\$ 9,998	\$ 10,391	\$ 10,434	\$ 10,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,297
Subtotal Utilities	\$ 23,000	\$ 25,512	\$ 35,833	\$ 11,336	\$ -	\$ 95,680							

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	\$ 9,479	\$ 9,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,917
Pool Repairs & Maintenance	\$ 2,422	\$ 2,606	\$ 1,675	\$ 2,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,025
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 109	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ 18	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216
Repairs & Maintenance	\$ 648	\$ 836	\$ 1,104	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,874
Office Supplies	\$ 131	\$ 54	\$ 76	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281
Operating Supplies	\$ 2,693	\$ -	\$ 1,366	\$ 1,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,842
Doggie Pots	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144
Special Events	\$ 897	\$ 3,059	\$ 2,284	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,622
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 56,743	\$ 16,268	\$ 16,189	\$ 14,305	\$ -	\$ 103,505							
Other													
Contingency	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,067
Subtotal Other	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,067
Total Operations & Maintenance	\$ 143,824	\$ 110,664	\$ 180,319	\$ 96,368	\$ -	\$ 531,175							
Total Expenditures	\$ 185,889	\$ 122,989	\$ 190,070	\$ 104,270	\$ -	\$ 603,218							
Excess (Deficiency) of Revenues over Expenditures	\$ (114,117)	\$ (36,496)	\$ 1,329,592	\$ (40,540)	\$ -	\$ 1,138,438							
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Net Change in Fund Balance	\$ (114,117)	\$ (36,496)	\$ 1,279,592	\$ (40,540)	\$ -	\$ 1,088,438							

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)
Less: Special Call - 11/1/25	(\$15,000)
Current Bonds Outstanding	\$2,345,000

Series 2021 Phase 4A/5A, Special Assessment Revenue Bonds	
Interest Rates:	2.500%, 3.125%, 3.600%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,350
Reserve Fund Balance	\$75,350
Bonds Outstanding - 3/19/21	\$2,660,000
Less: Principal Payment - 5/1/22	(\$55,000)
Less: Principal Payment - 5/1/23	(\$55,000)
Less: Principal Payment - 5/1/24	(\$55,000)
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	\$76,457
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	\$76,795
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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	58% 5% 5% 5% 5% 5% 5% 11% 100%									
							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	
11/14/25	ACH	\$ 10,058.98	\$ (512.22)	\$ (190.94)	\$ -	\$ 9,355.82	\$ 5,431.26	\$ 448.44	\$ 469.76	\$ 491.66	\$ 492.47	\$ 500.55	\$ 464.28	\$ 1,057.40	\$ 9,355.82	
11/21/25	ACH	\$ 145,811.66	\$ (5,832.47)	\$ (2,799.57)	\$ -	\$ 137,179.62	\$ 79,635.87	\$ 6,575.28	\$ 6,887.90	\$ 7,208.92	\$ 7,220.85	\$ 7,339.25	\$ 6,807.43	\$ 15,504.12	\$ 137,179.62	
12/12/25	ACH	\$ 2,429,885.18	\$ (97,195.06)	\$ (46,653.81)	\$ -	\$ 2,286,036.31	\$ 1,327,095.53	\$ 109,574.12	\$ 114,783.73	\$ 120,133.47	\$ 120,332.12	\$ 122,305.33	\$ 113,442.81	\$ 258,369.20	\$ 2,286,036.31	
12/22/25	ACH	\$ 348,580.22	\$ (13,794.28)	\$ (6,695.72)	\$ -	\$ 328,090.22	\$ 190,463.75	\$ 15,725.99	\$ 16,473.68	\$ 17,241.47	\$ 17,269.98	\$ 17,553.17	\$ 16,281.23	\$ 37,080.95	\$ 328,090.22	
1/12/26	ACH	\$ 4,489.88	\$ (134.69)	\$ (87.09)	\$ -	\$ 4,268.10	\$ 2,477.74	\$ 204.58	\$ 214.30	\$ 224.29	\$ 224.66	\$ 228.35	\$ 211.80	\$ 482.38	\$ 4,268.10	
1/12/26	ACH	\$ 34,598.71	\$ (1,037.95)	\$ (671.23)	\$ -	\$ 32,889.53	\$ 19,093.11	\$ 1,576.46	\$ 1,651.41	\$ 1,728.38	\$ 1,731.24	\$ 1,759.62	\$ 1,632.12	\$ 3,717.19	\$ 32,889.53	
1/30/26	ACH	\$ -	\$ -	\$ -	\$ 2,073.08	\$ 2,073.08	\$ 1,203.47	\$ 99.37	\$ 104.09	\$ 108.94	\$ 109.12	\$ 110.91	\$ 102.88	\$ 234.30	\$ 2,073.08	
Total		\$ 2,973,424.63	\$ (118,506.67)	\$ (57,098.36)	\$ 2,073.08	\$ 2,799,892.68	\$ 1,625,400.73	\$ 134,204.24	\$ 140,584.87	\$ 147,137.13	\$ 147,380.44	\$ 149,797.18	\$ 138,942.55	\$ 316,445.54	\$ 2,799,892.68	

98%	Net Percent Collected
\$ 67,813.84	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC					
2026-01					
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