

*Tohoqua
Community Development District*

Agenda

July 1, 2026

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

June 24, 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, July 1, 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 June 3, 2026, Board of Supervisors and Audit Committee Meetings
4. Organizational Matters
 - A. Consideration of Resumes and Letters of Interest for Vacant Seat
 - i. Damian Di Salvo
 - ii. Gary Sodhi
 - iii. Sara A. Qureshi
 - B. Appointment of Individual to Vacant Seat 3
 - C. Administration of Oath of Office to Newly Appointed Supervisor
 - D. Consideration of Resolution 2026-06 Appointing Assistant Secretary
5. Consideration of Landscape Evaluation Committee Recommendation
6. Consideration of License and Maintenance Agreement for Midge Control Services with Tohoqua Reserve HOA
7. Consideration of Amendment to Cost Sharing Agreement for Operation and Maintenance of Shared Infrastructure with Neptune Road Investments
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. Amenity Manager's Report
 - E. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor Requests
11. 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, **June 3, 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

Also present were:

George Flint	District Manager
Robert Padilla	District Counsel
Arthur Erickson <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Marcia Calleja	CALM
Chris	United Land Services
Nicole Ailes	Yellowstone
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. Are there any members of the public that would like to provide comment to the Board? Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 4, 2026, Board of Supervisors Meeting

Mr. Flint: Next is the approval of the minutes from the March 4, 2026 meeting. Did the Board have any comments or corrections to the minutes?

Mr. Vidrine: No.

Mr. Flint: Then we need a motion to approve them.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Minutes of the March 4, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Knight – Seat 3

Mr. Flint: Under organizational matters, you had a resignation from Mr. Terry Knight in Seat 3. That email is in your agenda package. Is there a motion to accept that resignation?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor accepting the resignation of Mr. Terry Knight in Seat 3 effective immediately was approved.

B. Appointment of Individual to Vacant Seat 3

C. Administration of Oath of Office to Newly Appointed Supervisor

D. Consideration of Resolution 2026-06 Appointing Assistant Secretary

Mr. Flint: Anytime that there is a vacancy created during the term of office, the remaining Board Members appoint the replacement. Are there any nominations at this time to fill that vacancy?

Mr. Qureshi: Not currently.

Mr. Flint: Okay. Do we want to continue to operate with four Board Members for the time being?

Mr. Vidrine: We're going to need to.

Mr. Flint: Okay.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-07
Approving Fiscal Year 2027 Proposed
Budget and Setting a Public Hearing to
Adopt**

Mr. Flint: Item 5 is consideration of Resolution 2026-07, approving the Fiscal Year 2027 Proposed Budget and setting a public hearing. The budget adoption process is a two-step process. The first step is to approve a Proposed Budget and setting the public hearing. The Proposed Budget is not binding on the Board. It's really the start of the budget process and can be changed between the time that you approve it today and up to and at the public hearing. We are recommending your August 5th meeting for the public hearing to adopt the budget. I will note that the Proposed Budget does include a proposed 9.6% increase in the per unit assessment. The development at this point, are Phases 8A and 8B, which are the last two phases of the project. Once those are completed the development will be fully built out. It's not unusual as you proceed through a development, when you get to the end of it and you start truing up your actual expenses to reality, there may need to be adjustments. The other thing that we have going on right now, is we're bidding out landscaping, which is the biggest single expense in your budget. We did receive responses to the landscape proposals. We've budgeted based on the higher end of those responses, including Phases 8A and 8B, to allow the Board the flexibility when you go through the evaluation process of the bids. It probably would have been better to address the landscape bids first, before the budget on the agenda, but we can kind of mix discussions. My thought on the landscape Request for Proposals (RFP) process, is that you appoint an Evaluation Committee comprised of one Board Member and Alan and myself or whoever you want to put on there. Then you move your July meeting to July 1st instead of the following week. In the interim, the Evaluation Committee would meet and come back at your July 1st meeting, with a recommendation. The Board could consider that and to the extent that there are any savings as a result of bidding out landscaping, you can revise the Proposed Budget before the mailed notice has to go out. That way, if the full 9.6% is not needed after the you approve the landscape bid, you could adjust the budget before the mailed notice goes out for the August 5th meeting, which is a 30-day mailed notice. So that was kind of my thought, that the Board could approve the Proposed Budget, as you have it today with the increase, appoint an Evaluation Committee, move your July meeting a week earlier and then have the ability at your July meeting to amend this Proposed Budget if there is an opportunity. There may not be, depending on the decision

that's made on the landscape vendor. Are there any thoughts on that? I'm happy to go through as much detail as you want on the Proposed Budget, understanding that you will have a public hearing as well and you will have another meeting between now and the public hearing too. We had the benefit of the bids when we when we prepared the landscape budget numbers and we now have the benefit of the Phase 4C amenity being online, so we have a better handle on that and the other costs associated with operating the district.

Mr. Vidrine: It was smart to put the higher landscaping number in there to begin with, as it was easier to save money in the new year.

Mr. Flint: Yeah.

Mr. Vidrine: Than to not and then to go out and ask for more.

Mr. Flint: Right. Then if you do appoint an Evaluation Committee and you hold the meeting on July 1st, this budget can be amended and benefit from the result potentially of any savings related to the landscape bidding. We have a couple of companies here today, such as Yellowstone and United. We're not taking presentations today, but I would say that the Evaluation Committee likely would consider presentations, because it's a large contract. There is a lot of detail that we would make sure we want to understand and the Board would want to understand as far as staffing levels, frequencies, all of those sorts of things.

Mr. Vidrine: The only question that comes to mind, is in the Proposed Budget for mulch, is the mulch included in the new landscaping bid?

Mr. Flint: Yeah, the mulch is in the landscape maintenance line item. So, we were able to reduce that \$50,000 out of that mulch line.

Mr. Vidrine: Okay.

Mr. Flint: The landscape scope of work is a full-service scope of work. It includes mulching, tree trimming, everything. It's not a separate line item. We were able to eliminate that separate line item.

Mr. Qureshi: George suggested that we actually have a couple of presentations or if all of them wants to provide a presentation, whenever you want. Because I think the differences are quite huge on this and I think it's very important to understand before we put that in front of the public, that we would have a 9.6% increase on the CDD assessment. There is too much of a difference.

Mr. Flint: Right. You will be approving this Proposed Budget today. But the mailed notice won't go out, if you move your meeting to July 1st, until after that meeting. So, you will have this, but it's a preliminary Proposed Budget. It's not adopted. If you move your meeting to July 1st and you're able to amend this, then the mailed notice would go out based on whatever was decided on July 1st. If we were to do presentations, we would invite all of the respondents to present, because we need to make sure we're keeping everybody on a level playing field and don't want to eliminate anyone through that process. The Evaluation Committee meeting would be advertised. It's required to be a public meeting, because the committee is making a recommendation to the Board. It's required that that this Evaluation Committee follow the Sunshine Law, Public Records Laws, etc.

Mr. Vidrine: Yeah. I mean just a high-level discussion here, in looking at the bids, is the person who is doing the work now, on the bid list?

Mr. Flint: Yeah, United.

Mr. Vidrine: So, they probably have a decent handle on what it costs. There's a profit margin in there. Then you look at the other bids and if they are they close, other than Floralawn, there is no way it can be that cheap. Something is up. So, I would strongly discourage or encourage them to reevaluate their bid, if they're going to do a presentation. Right? We don't want to be told what we want to hear. We want to know the actual cost.

Mr. Flint: Yeah.

Mr. Vidrine: We don't want to get Change Orders later and go with the cheaper one and find out that it's not really what it is going to cost. So that one to me, looks like a major outlier. I look at the other ones and they're all pretty close to each other.

Mr. Qureshi: Yeah.

Mr. Vidrine: So, I think you all have done a good job of getting your arms around what it is going to cost. They are all pretty close. But then you have to make your actual selection.

Mr. Flint: Because it's a public bidding process, you are limited in your ability to negotiate these contracts. It's really a take it or leave it deal. So, the only thing that you can really do, is get clarification through presentations.

Mr. Vidrine: Yeah, for instance, the pesticide or treatments that they use. Are they all applying the same amount of material at the same time?

Mr. Flint: Yeah.

Mr. Vidrine: If someone is not going to do it, they're going to skip a quarter. You don't know that in here.

Mr. Flint: Yeah and the staffing levels, too. How many people will they have onsite, how many days, which is very important? We know what the current staffing levels are. If we have a bid that is showing fewer days, less people, obviously that's a concern. So, there are evaluation criteria that you approved when you approve the form of the RFP. So, the selection is not based solely on price. It's based on a number of factors. The bidders are all aware of those factors. Each of those factors is weighted. It includes issues dealing with staffing, their financial capability, their ability to provide the service. All of those items are addressed. Price is, I think, 25% of the total.

Mr. Vidrine: The other part, whether it's \$5,000 or \$10,000 apart, at the end of the day, what it takes to replace plants, is a lot more. If you don't have a good company and save \$5,000, you might spend a lot more than that, replacing plant material throughout the year. So, the quality of that work is really the most important thing.

Mr. Flint: Yeah. That is why those criteria are there, so you're not taking necessarily the low bid, if it's not the best bid. But that's kind of a mix of two items. We will have that discussion later on in the agenda under the Field Manager's Report. But I think that conversation had to happen together. If the Board has any changes to the Proposed Budget, we can discuss those now. Otherwise, my suggestion would be that the Board approve the resolution and the Proposed Budget. Then at the end of the meeting, you set a special meeting for July 1st, which is a week before your regular meeting. That allows the Board to make any changes to this, before the mailed notice has to go out.

Mr. Vidrine: That makes sense.

Mr. Flint: Okay. If that is amenable to the Board, is there a motion to adopt Resolution 2026-07?

<p>On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2026-07 Approving the Proposed Budget for Fiscal Year 2027 and Setting the Public Hearing for August 5, 2026 at 9:00 a.m., at this location was adopted.</p>

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-08
Relating to November 2026 General
Election Qualifying Period**

Mr. Flint: Item 6 is the consideration of Resolution 2026-08 relating to the November 26, 2026 General Election qualifying period. There are two seats that are transitioning to General Election in November. We've discussed this at prior meetings, but any general elector, which is someone who resides within the boundaries of the District and registered to vote with that address, would go to the Supervisor of Elections. They would have to qualify to run for the office and the resolution basically discloses that. You see the two seats, Marcus' seat and Andre's seat, Seats 1 and 2. The qualifying period is from noon on June 8th through noon on June 12th. If no one qualifies, then the Board would appoint individuals to the two seats. If only one person qualifies for a seat, they get elected unopposed. If more than one person qualifies for a seat, then it will go on the ballot on the first Tuesday in November and will be handled through the election process. Are there any questions on the resolution?

Mr. Vidrine: No.

Mr. Flint: If not, is there a motion to adopt it?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2026-08 Relating to the November 2026 General Election and Qualifying Procedure was adopted.

SEVENTH ORDER OF BUSINESS**Presentation of Fiscal Year 2025
Financial Audit Report**

Mr. Flint: Item 7 is the presentation of the 2025 Audit Report. The CDD as a government entity, is required to have an annual independent audit performed. You selected Grau & Associates as your independent auditor. They completed the audit for Fiscal Year 2025. In the management letter, which starts on Page 31 of the audit and page 105 of the PDF, if there were any findings or recommendations, they would be reflected there. You can see that there are no current or prior year findings and recommendations and we've complied with the provisions of the Auditor General that they are required to review. So, it is a clean audit. If there are any questions, we can discuss those. If not, is there a motion to accept it and authorize it to be transmitted to the State of Florida?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor accepting the Fiscal Year 2025 Audit Report and ratifying its transmittal to the State of Florida was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Series 2023 Phase 4B/5B Arbitrage Rebate Report

Mr. Flint: Item 8 is the presentation of the Series 2023 Phase 4B/5B Arbitrage Rebate Report. The District is required by the Internal Reserve Service (IRS) to demonstrate that we are not earning more interest than we are paying. You retained AMTEC to perform that calculation annually for each of your bonds. This is for the 4B/5B bond issue. You can see there's a negative net rebateable arbitrage of approximately \$13,000. So, there are no arbitrage issues. Is there a motion to accept the report?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor accepting the Series 2023 Phase 4B/5B Arbitrage Rebate Report was approved.

NINTH ORDER OF BUSINESS

Consideration of Series 2025 Phase 8 Arbitrage Rebate Proposal

Mr. Flint: Next is a proposal from AMTEC to perform the arbitrate rebate calculations for the Series 2025 Phase 8 project. They have provided pricing for five years at \$450 a year. Are there any questions on the proposal? If not, is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Series 2025 Phase 8 Arbitrage Rebate Proposal in the amount of \$450 per year for five years was approved.

TENTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Flint: Item 10 is the appointment of an Audit Committee. As indicated earlier, you are required to have an annual independent audit. The Statutes prescribe the process that you have to go through to select that independent auditor. It involves appointing an Audit Committee. The Audit Committee's sole role is to receive the proposals, review and rank them and make a recommendation to the Board. In the past, the Board has appointed themselves as the Audit Committee. We do have an Audit Committee meeting scheduled immediately after the Board meeting; in the event you do appoint yourself. Then you would need to designate one of the

Board Members as the Chair of the Audit Committee, in a motion. If that's the desire, a motion to appoint the Board as the Audit Committee would be in order. If not, you can appoint non-Board Members too, if you want.

Mr. Vidrine: I approve appointing the Board as the Audit Committee.

Mr. Flint: And who would be the Chair?

Mr. Vidrine: I will do it.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor appointing the Board as the Audit Committee and Mr. Vidrine as Chair was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Robert, would you mind introducing yourself?

Mr. Padilla: Absolutely. I'm Robert and I'm filling in for Kristen today. We have just one item on our list, today. We received a request for an amendment regarding the Cost Share Agreement between Neptune Road Investments and the CDD. We were just looking for direction. As far as we can tell from our initial review, there's nothing concerning us. We just want to make sure that Neptune Investments continues to pay their operation and maintenance (O&M) assessment fees and that there's nothing in this amendment that will contradict or go against the original obligations in the Cost Share Agreement. For context, this amendment is requesting that Lot 3 be removed from the Cost Share Agreement, as Neptune Investments is interested in starting a POA. So, if there are no questions, we're just looking for direction to start reviewing and drafting. At the next meeting we'll have a substantially final form for you guys to review.

Mr. Vidrine: Great.

Mr. Flint: So, the request is to authorize you to review it and then you will come back with a recommendation?

Mr. Padilla: Yes.

Mr. Flint: Is the Board amenable to that?

Mr. Vidrine: Sure.

Mr. Hooker: Yeah.

Mr. Flint: Okay. Is there anything else, Robert?

Mr. Padilla: That's all from us. Thank you.

B. Engineer

Mr. Flint: Arthur, do you have anything from the District Engineer for the Board?

Mr. Erickson: Not to my knowledge. I will get this back to the other engineer, Mr. Steve Saha and we'll get back with you if we have any needs or anything.

Mr. Flint: Okay. Thank you.

C. Field Manager's Report

i. Review and Ranking of Proposals Received for Landscape/Grounds Maintenance Services

- a. Duval Landscape Maintenance**
- b. Floralawn**
- c. Juniper**
- d. OmegaScapes, Inc.**
- e. United Land Services**
- f. Yellowstone Landscape**

Mr. Flint: Field Manager's Report. As we discussed earlier, the Board had previously approved an RFP for landscape maintenance services and authorized staff to issue the RFP. It was advertised in the Orlando Sentinel as required by Statute. We did have six firms that responded. Was there a pre-bid meeting?

Mr. Scheerer: No pre-bid meeting?

Mr. Flint: No pre-bid meeting. There were a number of site reviews that the RFP allowed the bidders to contact Alan and do individual site reviews. As a result of the RFP, we had a public bid opening and we received six responses. We provided you with a summary of those responses. As discussed earlier, there are evaluation criteria that are to be used to evaluate these responses, not just price. We talked about the Board appointing an Evaluation Committee and then that committee would meet between now and early July and likely request presentations from the bidders. If the Board is amenable to that process, rather than getting into the details on the responses today, you could consider a motion to appoint an Evaluation Committee. That Evaluation Committee meeting would be advertised as a public meeting. There would be an agenda and minutes taken as required by Statute. Then at the July meeting, the committee can

come back to the Board with their thoughts and recommendations. Is that amenable to the Board?

Mr. Qureshi: Yes.

Mr. Flint: The Board can appoint whoever they want to the Evaluation Committee. I was thinking myself, Alan and one Board Member. You could place other people on there, different people, if you would like, but that would probably be the most efficient.

Mr. Vidrine: Yeah, I agree.

Mr. Flint: Is there a motion then from the Board to appoint the Landscape Maintenance RFP Evaluation Committee comprised of Mr. Qureshi, Mr. Alan Scheerer and Mr. George Flint?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor appointing Mr. Qureshi, Mr. Scheerer and Mr. Flint to serve on a Landscape Maintenance RFP Evaluation Committee was approved.

Mr. Flint: So, we will meet between now and the July meeting. We will reach out to the vendors, request that they attend, present and provide some general guidelines about timing for the presentation. Then the Evaluation Committee can fill out the ranking sheet and bring it back to the Board for discussion and action.

ii. Consideration of Phase 8A Landscape Addendum

Mr. Flint: The 8A Landscape Addendum, Alan.

Mr. Scheerer: Yeah. Thank you, George. In your agenda package today is an addendum from United Land Services for the maintenance of Phase 8A. Over the past 30 days, we've had a couple of re-walks with Pulte Homes on stormwater ponds, common area tracks, the playgrounds and the parks. On the initial walk through, several deficiencies were noted. All have been corrected, including replacement of any of the sidewalks that were damaged. That includes around the playground park area, as well as the large Pond 27. The only thing that remains unfinished, is the skimmer on the main outfall for Pond 27. All other items have been agreed upon and we would go ahead and begin the maintenance of that. So, in your agenda package is the Landscape Agreement for Phase 8A. That number is included in your 2026 budget and it was actually a future item to be considered by proposers during the RFP process. Also attached to

that, is a map that will give you all of the highlighted areas that are included for Phase 8A. You can see everything, basically the large Pond 27, Pond 22, as well as the common area tracks in Phase 8A. United Land has already begun maintenance, so we're just looking to get this approved. Then also starting in June, I will authorize Sunshine Land Management to treat two ponds in Phase 8A. Earlier in the year, the Board approved the entire agreement for Sunshine Land. As ponds come on, we've been going ahead and reviewing those with the contractors and adding them to the maintenance schedule. So, starting on June 1st, they are going to start the maintenance of the pond. There is not an addendum in here, because the Board already approved their agreement. The pond looks pretty good. We have a few cattails popping up that we would like to get under control as quickly as possible. So, if the Board has any questions, I'll be happy to answer them for you. But we're just looking for a motion to approve the addendum.

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Landscape Addendum with United Land Services for Phase 8A was approved.

Mr. Scheerer: Thank you. Just a couple other things. Some of you that live here probably are aware, that they started putting the pergolas in and the medians in Phase 6. I saw a truck out there this morning. I'm not sure what he was doing, but we'll follow up after the meeting. So that's good to see. As George mentioned during the RFP process, we did do a handful of ride throughs with proposers that requested that ride. There are some that did not ride or request a ride. We can talk about that at the Evaluation Committee meeting. Irrigation inspections are ongoing. Tree replacements are ongoing. Right now, we had a few that were damaged due to car accidents. I know that we received the police report from staff and we're going to try to recover the money for an accident that occurred on at least one of the trees. But in the interim, we're going to go ahead and get them done. We have funding in the budget for the replacement of trees. United Land has begun some cutbacks of the freeze damage plants and the removal. The replacements will be ongoing throughout the remainder of the year. Pond 5 looks pretty good. I haven't had any complaints. I've been out there multiple times and haven't seen any issues. I stopped by again this morning and it looks really good. So, approving that method of work through Applied Aquatic, has been very beneficial.

Mr. Qureshi: Sunshine Land Management is doing a pretty good job.

Mr. Scheerer: Okay. That's all I have.

Mr. Flint: Are there any questions for Alan?

Mr. Qureshi: Alan, I do have questions for you. I need to get a better understanding of the CDD's role in implementing standards.

Mr. Scheerer: Implementing what?

Mr. Qureshi: Implementing all of these standards for landscaping and all of that stuff. What I see on the new phase, which is nearby the new pool, that area looks pretty bad. The grass is high at most of the homes. It's actually for the image of the property, I think we need to figure out. I don't know if it is the CDD part of it.

Mr. Flint: That's the Master Association.

Mr. Scheerer: If it's the homes, it is the HOA. Not the CDD.

Mr. Qureshi: I think as a CDD standpoint, we should inform the Master Association, that they need to really enforce it, because that's going to bring property values down for everybody. The place looks like a disaster in my opinion. Serenity Calm and the other area, those two streets, is anybody going to follow up here or what is going on here? So, I think we need to really enforce or push the Master Association to enforce it, because they need to really hold on to the accountability part. Since the CDD is responsible overall for the entire Tohoqua, I think we need to really take an active role in setting up the accountability with them. That's just my suggestion.

Mr. Flint: Yeah. The people that need to hear that are here, but they're not hearing the role of CDD support. The CDD doesn't have any oversight over the maintenance of private property. That's the Master Association and the Reserve HOA. But I hear what you're saying and I'm hoping the people that are involved, hear what you're saying. We'll work on that issue, but the CDD doesn't have oversight on that.

Mr. Qureshi: Okay.

Mr. Flint: That would be the Master Association.

Mr. Qureshi: If any of you have any context with the Master Association, on who I need to address that with, I would definitely address that as a resident, not as a CDD member. But I think this needs to be addressed. Residents should be holding the Master Association accountable, because this is just not acceptable.

Mr. Scheerer: Yes, sir.

Mr. Flint: Okay. I appreciate your input on that. Is there anything else for the Field Manager? Okay.

D. Amenity Manager's Report

Mr. Flint: Amenity Manager, Marcia.

Mr. Calleja: So, your agenda package does have two Amenity Reports. It covers March through May. You will see that in March, we were able to successfully open the Phase 4C amenity, which is great. We're getting good usage of that. It also includes your clubhouse rentals for March and April and then you also have April and May report. In April, we did hold our yearly Happy Hoppy Easter, which had over 200 residents and kids. It was very successful. We had balloon art, face painting and the Easter Bunny. We've also included some pictures of the event as well. The next report, which does include April and May and the usage and rentals. We did hold a Mother's Day event, where the mothers came in and for small fee, they received a 10-minute massage, mimosas and some flowers. We also did a grand opening for the Phase 4C amenity, where we gave out free pizza, juices and sodas for the residents. It was an overcast day, so we didn't have as many people as we would have liked. But we did have some people come out to join us. Also, we did order some changing tables to put into the bathrooms here at this amenity. So, you'll see that coming up shortly. If you guys have any questions for me, I'll be happy to answer them.

Mr. Qureshi: All good.

Mr. Flint: Has the issue at the Phase 4C amenity been resolved? The sewer line.

Mr. Scheerer: Yeah. I failed to mention that to the Board. You may not be aware of this. We had a closure temporarily at the Phase 4C amenity due to a sewer line backup. Roto Rooter was called out and they had determined that the line had a break in it, that needed to be dug up and replaced. I was able to get a hold of Mr. Jay Robbins with Pulte Homes. Again, my apologies for not mentioning this. Pulte got with Mitchell who had Ovida out there. They were out there within no time. They brought in their own company. They went ahead and evaluated the line. They TV'd the line. They found a cleanout that was buried in a mulch bed, that allowed a lot of dirt to seep into the line, which may have led Roto Rooter to come to the assumption that there was a blockage in the line, that needed to be replaced. They cleared that, capped it off and jet the line from the manhole in the road back to the cleanouts and from the building to the

manhole. The water was clear. The pool is operating. We don't have a closure for the restrooms. Now, as you know, if we don't have restroom facilities available to the residents and guests that are using the pool, we have to close the pool. So again, that's been resolved. My hat's off to Mr. Jay Robbins and his team over at Pulte for getting Ovida out there as quickly as they did. But that information was passed on to Marcia and staff and the pool was open the next day.

Mr. Flint: Okay.

Mr. Scheerer: Thank you, George, for reminding me of that.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report, you have the Check Register in your agenda package. For the General Fund, from April 19th through May 23rd, the Check Register was in the amount of \$137,852.71. The detailed registers are behind the summary. If the Board has any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Check Register from April 19, 2026 through May 23, 2026 in the amount of \$137,852.71 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through April 30, 2026. No action is required on these. If the Board has any questions, we can discuss them.

Mr. Vidrine: No questions.

Mr. Flint: Okay.

iii. Consideration of Resolution 2026-09 Updating Records Office Location

Mr. Flint: You have Resolution 2026-09 updating the record office location. When the District was originally created, the Clubhouse didn't exist at that time. So, we had originally set the local records office, as the District is required to have a location within Osceola County to keep the record of proceedings. We had included an alternate location. Obviously, the Clubhouse has been here for a while. This is a house-cleaning item, going back and updating the location of

the local records office to the Clubhouse. Are there any questions on that? If not, is there a motion to adopt the resolution?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2026-09 Updating the Records Office Location was approved.

iv. Presentation of Number of Registered Voters– 1,759

Mr. Flint: Each year the Board is required to present the number of registered voters as of April 15th. You can see that there are 1,759 registered voters within Tohoqua. No action is required on that. That becomes important in the transition of the Board from landowner to General Election. Obviously you tripped the 250 registered voters threshold some time ago.

TWELFTH ORDER OF BUSINESS

Other Business

Mr. Flint: Other Business, I had incorrectly announced the next meeting. The next meeting is actually on July 1st, so you don't need to schedule a special meeting for July 1st. I think that I must have been looking at the wrong month or something. So, the plan would be, between now and your July meeting, that the Evaluation Committee meet and then come back at your July meeting with their findings and recommendations. Then to the extent necessary, we'll put the Proposed Budget back on the July 1st meeting agenda for potential amendment, if there's an opportunity to do that. So, no special meeting is needed for July. Because the August meeting is August 5th, that gives us the 30 days to do the mailed notice between the July 1st meeting and the August 5th meeting. So, we're good with that.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flint: Are there any Supervisor Requests? If not, we need a motion to adjourn the meeting.

FOURTEENTH 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

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Tohoqua Community Development District was held on Wednesday, **June 3, 2026** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Andre Vidrine
Marcus Hooker
Asif Qureshi

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint

District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:40 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Is there any public comment? Hearing none.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: Item 3 is audit services. The first item is approval of the form of the Request for Proposals (RFP) and the selection criteria. This is the standard RFP and selection criteria. We're asking that any qualified auditors submit their proposal by July 27, 2026 at 5:00 p.m. at our office in downtown Orlando. We're asking for five years of pricing. You enter into annual engagements, but they provide five years of pricing up front. The evaluation criteria are included on Page 660 of the PDF and it includes ability of personnel, their experience, understanding of scope, ability to provide the services and price. You do have discretion to exclude price as one of the criteria and make the decision solely on qualifications. However, I would recommend that you include price. The Board does have discretion to remove price as one of the criteria. We

have them weighted evenly at 20 points each, which is traditionally how we've done that. So, if there are any questions from the Board on the RFP or selection criteria, we can discuss those. If not, I would ask for a motion to approve them.

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor the Request for Proposals and selection criteria for auditing services was approved.

B. Approval of Notice of Request for Proposal for Audit Services

Mr. Flint: Next is the form of the notice that will be advertised for this. Again, we're asking that any qualified auditing firm respond by July 27th. That way, these can be on your August agenda. Are there any questions on the notice? If not, we need a motion to approve it.

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor the Notice of the Request for Proposals for auditing services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: This is just an announcement of the opportunity for any qualified auditors to respond to the RFP. If there is nothing else from the Audit Committee, we need a motion to adjourn.

FOURTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

From: Damian Di Salvo <[damdis@live.com](mailto:damdیس@live.com)>
Subject: CDD
Date: June 26, 2026 at 11:44:05 PM EDT
To: "gflint@gmscfl.com" <gflint@gmscfl.com>

Mr. George Flint,

I am honored to submit my candidacy to serve as a Member of the Tohoqua Community Development District Board.

My family and I chose Tohoqua because we believed in its vision, its sense of community, and its long-term potential. Since becoming part of this neighborhood, I have sought to contribute not only as a resident, but also as an active volunteer committed to helping our community continue to grow.

Professionally, I am an architect with more than 30 years of experience in planning, project management, organizational leadership, and strategic decision-making. Throughout my career, I have learned that successful communities are built through thoughtful planning, responsible stewardship, transparency, and collaboration—principles that I believe are equally essential in community service.

Serving as **Vice President of the Tohoqua Residential HOA** has been both an honor and a valuable learning experience. Working alongside fellow Board members has strengthened my commitment to serving our residents with integrity, respect, and a long-term perspective.

I would also like to express my sincere appreciation to **Asif Qureshi**, President of the Tohoqua Residential HOA, whose encouragement, confidence, and continued support inspired me to take this next step in serving our community. His leadership reinforced my desire to continue contributing beyond the HOA and to dedicate my experience to the long-term success of Tohoqua through service on the Community Development District Board.

If elected, I will approach this responsibility with professionalism, careful judgment, and a collaborative mindset. My objective will always be to protect the long-term interests of our residents, preserve the quality of our community, support responsible financial stewardship, and contribute to thoughtful planning that benefits both current and future generations.

Throughout my professional life, I have believed that the best projects are built by listening first, planning carefully, and working together toward a common goal. I would bring those same values to the CDD Board, always seeking practical solutions, respectful dialogue, and decisions that strengthen our community.

Good communities do not happen by chance; they are the result of thoughtful planning, responsible leadership, and residents who choose to become actively involved. I hope to continue being one of those residents.

Thank you for your consideration. I would be honored to earn your confidence and to continue serving the Tohoqua community in this new capacity.

Respectfully,

Damian Di Salvo



DAMIAN DI SALVO

St. Cloud, Florida

☎ (407) 483-6951

✉ damdis@live.com

EXECUTIVE PROFILE

Architect, project manager, and community leader with more than 30 years of professional experience in architecture, project planning, organizational leadership, and strategic management.

Throughout my career, I have successfully led multidisciplinary projects, coordinated teams, managed budgets, and developed long-term planning strategies that balance vision with practical execution. My professional philosophy has always been based on responsibility, collaboration, transparency, and continuous improvement.

Since establishing my home in Tohoqua, I have embraced the opportunity to become an active member of the community. I firmly believe that thriving neighborhoods are built by residents who choose to participate, listen, collaborate, and serve.

Today, I am honored to offer my experience, commitment, and leadership as a candidate for the **Tohoqua Community Development District Board of Supervisors**.

COMMUNITY LEADERSHIP

Vice President

Tohoqua Residential Homeowners Association (TRHOA)

- Collaborate with fellow Board members in governance and community decision-making.
- Support initiatives that improve communication, transparency, and resident engagement.
- Work closely with community management to address neighborhood priorities.
- Promote long-term planning and responsible stewardship for the benefit of all residents.

COMMUNITY INVOLVEMENT

- Vice President – Tohoqua Residential HOA
- Candidate – Tohoqua Community Development District Board
- Science Fair Judge
- Active Community Volunteer
- Member – St. Cloud Chamber of Commerce
- Supporter of local community and business initiatives

PROFESSIONAL EXPERIENCE

Architect | Project Manager | Business Leader

More than **30 years of experience** managing architectural, construction, maintenance, and organizational development projects.

Areas of expertise include:

- Strategic Planning
- Architecture & Design
- Project Development
- Construction Coordination
- Capital Project Planning
- Preventive Maintenance Programs
- Budget Planning & Cost Control
- Organizational Leadership
- Team Management
- Process Improvement
- Client & Stakeholder Relations
- Long-Term Asset Planning

PROFESSIONAL STRENGTHS

- Strategic Vision
- Collaborative Leadership
- Analytical Decision-Making
- Long-Term Planning
- Financial Responsibility
- Consensus Building

- Project Management
 - Organizational Development
 - Community Engagement
 - Problem Solving
-

EDUCATION

Architect

Universidad de Buenos Aires, Argentina, Facultad de Arquitectura (UBA)

(1988)

PROFESSIONAL AFFILIATIONS

- AIA MEMBER (1993)
 - Vice President – Tohoqua Residential HOA
 - Member – St. Cloud Chamber of Commerce
-

LANGUAGES

Spanish — Native

English — Professional Working Proficiency

WHAT I HOPE TO BRING TO THE CDD BOARD

As a member of the Community Development District Board, I hope to contribute:

- Responsible financial stewardship
- Long-term infrastructure planning
- Transparent and collaborative governance
- Strategic evaluation of community projects
- Respectful dialogue among stakeholders
- Practical, solution-oriented leadership
- Commitment to preserving and enhancing Tohoqua's quality of life

LEADERSHIP PHILOSOPHY

"Strong communities do not happen by chance. They are built through thoughtful planning, responsible stewardship, transparent leadership, and residents who choose to become actively involved. I believe public service is an opportunity to contribute professional experience toward building a stronger future for everyone."

SECTION 2

From: Gary Sodhi <garysodhi60@gmail.com>

Subject: CDD supervisor open seat NLT

Date: June 26, 2026 at 4:02:57 PM EDT

To: gflint@gmscfl.com

Hi George,

I am interested in the open position for CDD supervisor. I got your reference from Asif Qureshi. I currently reside in Tohoqua Reserve. I retired from Ford Motor in April 2025. I am attaching my resume to this email. Please let me know if more information is needed. Living in this community I feel this position can help me in serving my community which I very much would love to do. Hope you can consider me for this position.

Thanks

With Regards

Gurinder Sodhi

GURINDER SODHI

Kissimmee, FL 34741

(248)885-6581 - garysodhi60@gmail.com

PROFESSIONAL SUMMARY

Dynamic Engineering Supervisor with expertise in CAD tools and project management. Proven track record of enhancing workflow and compliance through innovative training programs and mentorship.

SKILLS

- CAD Tools - PDGS, IDEAS, Uni Graphics, CATIA V5/V6, NX
- Data Management - Team Center, Metrology Data
- Instructor - Best Design Practices in Ford, Interpretation of US & International Regulatory Standards related to Automotive
- Project Management - Develop & Delivery of CAD tools /templates working with international teams.

WORK HISTORY

04/2012 to 04/2025

Engineering Supervisor

Ford Motor Company – Dearborn, MI

- Supervised engineering teams to enhance product development and create standards for human packaging.
- Implemented CAD process improvements that enhanced workflow effectiveness.
- Developed training programs for vehicle program teams and ensured compliance with safety regulations globally.
- Mentored junior engineers, fostering skill development and knowledge transfer within the team.
- Collaborated with cross-functional teams to develop CAD templates and tools used by human factor and mechanical teams.

2006 to 04/2012

Senior Engineer

Ford Motor Company – Dearborn, MI

- Led cross-functional teams to streamline product development of primary controls, mirrors, enhancing collaboration and communication.
- Oversaw project timelines, for development of standards for primary controls.
- Conducted thorough analysis of design specifications, identifying areas for enhancement and cost reduction.
- Mentored program engineers, providing guidance in best practices and fostering professional growth opportunities.

11/1996 to 2006

Product Engineer

Ford Motor Company – Dearborn, MI

- Packaged and tested product prototypes to ensure compliance with design specifications.
- Collaborated with cross-functional teams to identify and resolve engineering issues.
- Led design reviews, providing critical feedback to improve product designs.
- Packaged vehicle interior components complaint with human factors, mechanical and regulatory standards.

1994 to 11/1996

Design Release Engineer

General Motors, GM – Pontiac, MI

- Collaborated with cross-functional teams to design and release components for engine/transmission cooling for G Vans.
- Utilized CAD software to create and modify design models, enhancing product accuracy and efficiency.
- Coordinated wind tunnel testing, component testing for durability cycle per the vehicle design standards.
- Managed documentation processes for design releases, ensuring compliance with industry standards and regulations.
- Participated in the production launch of the vehicle to ensure the proper assembly process.

EDUCATION

1990

Master of Science: Mechanical Engineering

University of New South Wales - Sydney, Australia

1982

Graduate Diploma: Marine Engineering

Directorate of Marine Engineering - Mumbai, India

1982

Bachelor of Science: Mechanical Engineering

G B Pant University - Uttarakhand, India

AFFILIATIONS

Society of Automotive Engineers

Global Car Information Exchange

LANGUAGES

English

Full Professional

Hindi

Professional Working

SECTION 3

From: "Sara A. Qureshi" <squreshi@lippes.com>
Subject: RE: Open CDD Seat
Date: June 29, 2026 at 9:11:02 PM EDT
To: "gflint@gmscfl.com" <gflint@gmscfl.com>

Hi George,

My name is Sara Qureshi and I am a resident of the Tohoqua community. I am writing to express my interest in serving on the Community Development District (CDD) Board, as I understand that there is currently an open position.

As an attorney, I have experience evaluating complex issues, working collaboratively to find practical solutions, and making thoughtful decisions with the interests of others in mind. I believe these skills, along with my genuine desire to serve our community, would allow me to be a valuable member of the Board. I care deeply about helping our community be well-managed, and I would be honored to contribute my time and experience in that capacity.

I have attached my resume for your review and consideration. Thank you for taking the time to consider my interest. I look forward to the opportunity to meet you in person and discuss how I can contribute to the Board and our community.

I hope you have a wonderful evening.

Warm regards,
Sara

Sara A. Qureshi

SARA ASIF QURESHI, ESQ., LL.M.

2562 Serenity Garden Drive, Kissimmee, Florida 34744 • Sara.Asif.Qureshi@gmail.com • (239) 699-8411

BAR ADMISSIONS

- Florida Bar (2017)
- United States Tax Court (2018)

PROFESSIONAL ACCOLADES

- Honored by Florida Super Lawyers® as a Rising Star in 2020 – 2026, for work in business law, corporate law, mergers and acquisitions law, health care law, and tax law.
- Selected as a 2020 and 2019 ‘Top Lawyer’ by *Naples Illustrated* for work in tax law.

LEGAL EXPERIENCE

LIPPES MATHIAS LLP

Corporate and Private Equity Attorney

July 2025 – Present

Tampa/Orlando, Florida

- Represent private equity sponsors, portfolio companies, management teams, and strategic buyers in mergers, acquisitions, divestitures, recapitalizations, and other complex corporate transactions.
- Lead all phases of M&A transactions, including transaction structuring, legal due diligence, drafting, negotiation, execution, and closing.
- Manage multiple high-value transactions simultaneously while maintaining exceptional attention to detail and meeting critical deadlines.
- Advise private equity funds and portfolio companies on corporate governance, fiduciary duties, regulatory compliance, and general corporate legal matters.
- Manage legal due diligence processes, identify and assess transaction risks, and develop practical solutions to facilitate successful deal execution.
- Provide ongoing legal counsel to portfolio companies on commercial contracts, corporate governance, reorganizations, and day-to-day business operations.
- Collaborate with multidisciplinary teams on financing transactions, executive compensation matters, restructurings, and pre- and post-closing integration activities.
- Supervise and mentor junior associates and legal support staff, review work product, and provide guidance on complex legal issues.
- Firm Leadership and Activities: Diversity, Equity, and Inclusion Committee Member; Mentor four junior associates in Corporate Department, summer associates, and current law school students at the University of Florida and Stetson University.

HILL WARD HENDERSON

Mergers & Acquisitions Attorney

Oct. 2020 – July 2025

Tampa, Florida

- Represented and counseled publicly and privately-held middle and upper-middle market companies, private equity funds, family offices, physician practices, and others, in connection with acquisitions, divestitures, and mergers, across various industries and sectors.
- Drafted and negotiated various M&A transaction documents as lead attorney, including but not limited to, letters of intent, purchase agreements, ancillary documents, and other transaction-related documents.
- Oversaw all aspects of diligence matters for transactions, including managing junior associates and specialists.
- Reviewed due diligence and related due diligence memorandums, assisted junior associates with preparation of disclosure schedules, and led Representation and Warranties Insurance underwriting conferences.
- Firm Leadership and Activities: Established and lead Firm’s General Counsel Initiative; Corporate & Tax Department’s (“C&TD”) CLE and Events Coordinator; C&TD Associate Training and Development Committee Member; Member of the Firm’s Recruiting, Corporate Transparency Act, Diversity and Inclusion, and Community Service Committees; 2023-2024 HWH Growthplay Business Development Program Class Graduate; Firm’s Attorney Social Events Coordinator; Mentor three junior associates in C&TD, summer associates, and current law school students at the University of Florida and Stetson University.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.*Business & Tax Attorney*

June 2018 – Oct. 2020

Fort Myers, Florida

- Conducted diligence, drafted purchase agreements, and prepared various ancillary documents.
- Advised corporate clients on structuring of tax-free and taxable acquisitions and reorganizations.
- Counseled multiple corporate clients as outside general counsel, and advised on general corporate matters.
- Firm Leadership: Business and Tax Department's Marketing and Events Coordinator; Firm's Duty Day Attorney & Coordinator; United Way Committee Chair.

HONORABLE MAC R. MCCOY – UNITED STATES MAGISTRATE JUDGE*Judicial Extern (Middle District of Florida)*

May 2016 – Aug. 2016

Fort Myers, Florida

- Researched substantive and procedural issues, and assisted in the drafting of report and recommendations and opinions and orders on various legal issues.

HONORABLE THOMAS W. TURNER – CIRCUIT JUDGE*Judicial Extern (Ninth Judicial Circuit Court of Florida)*

Jan. 2016 – Apr. 2016

Orlando, Florida

- Researched and drafted memorandum providing an outline of recommendations and case law analysis.

EDUCATION**UNIVERSITY OF FLORIDA, GAINESVILLE, FL***Master of Laws (LL.M.) in Taxation*

May 2018

GPA: 3.82

BARRY UNIVERSITY SCHOOL OF LAW, ORLANDO, FL*Juris Doctor, Magna Cum Laude*

May 2017

GPA: 3.60

Distinctions: Ranking: 15/184 (Top 8%), Dean's Writing Fellow**Book Award Recipient**: Legal Research and Writing I, Legal Research and Writing II (Best Appellate Brief in Section), Federal Rules of Evidence, Rights, Children, and the Law, and Bar Essay Writing.**Honors**: Phi Alpha Delta Law Fraternity Int'l, Society of Scholars; Women Lawyers Association, Distinguished Student Leader Award; Student Bar Association, Senator of the Month; 2017 National Order of the Scribes, Member.**Academic Activities**: Child & Family Law Journal, Editor-in-Chief (2016-17), Associate Editor (2015-16); National Conference of Law Reviews, Executive Board Treasurer (2016-17); Volunteer Income Tax Program, Certified Tax Preparer; ABA Law Student Division, 5th Circuit (FL, GA, PR) Lieutenant Governor (2016-17); Teaching Assistant for Legal Research & Writing; Research Assistant; and Women Lawyers Association, CFAWL Executive Liaison.**FLORIDA GULF COAST UNIVERSITY, FORT MYERS, FL***Bachelor of Science, Legal Studies & Business Management Minor, Magna Cum Laude*

May 2014

GPA: 3.84

CIVIC INVOLVEMENT AND PROFESSIONAL AFFILIATIONS

- Association for Corporate Growth, Tampa Bay, Board of Directors (2025-Present); Emerging Professionals Committee Chair (2025-Present)
- Women in Business of Tampa Bay, Founding Member and Board Member (2023-Present)
- The Financial Executives Networking Group (Tampa Bay chapter), Board of Directors (2026-Present)
- Tampa Connection, Class of 2023 Graduate; Alumni Committee (2023-Present)
- Children's Home Network Young Professionals Committee, Secretary (2023-2025)
- Florida Bar Tax Section, Federal Tax Division, Committee Member (2020-2025)
- Straz Center – TASTE of the Straz and Broadway Ball (After the Dark), Committee Member (2022-2024)
- Abuse Counseling & Treatment, Inc., Vice President of the Board of Directors; Director (2018-2020)
- Member: American Bar Association Mergers and Acquisitions Committee, Association for Corporate Growth, Florida Bar Business, Tax, and Healthcare Sections, Hillsborough County Bar Association.

SPEAKING ENGAGEMENTS

- Speaker at opening sessions for Association of Corporate Growth and Women in Business of Tampa Bay
- Panelist | Tampa Bay Dealmaker Forum, *Spring Meet&A Panel & Networking* (April 7, 2026)
- Panelist | The Financial Executives Networking Group (Tampa Bay chapter), *Fireside Chat: Exit Strategies for Business Owners: A CFO's Guide* (August 14, 2025)
- Moderator | Association of Corporate Growth, Tampa Bay, *Sourcing a Unicorn* (September 12, 2024)
- Moderator | Association of Corporate Growth, Tampa Bay, *State of the Market from the Emerging Professionals' Perspective* (March 9, 2023)
- Speaker | Hill Ward Henderson Corporate, Tax, and Real Estate Divisions Webinar, *Corporate Transparency Act* (March 24, 2021)
- Speaker | Florida Bar Tax Section Federal Tax Division Meeting, *Corporate Transparency Act* (February 24, 2021)
- Speaker | 28th Annual HR Law & Solutions Webinar presented by Henderson, Franklin, Starnes & Holt, P.A. (September 10, 2020)
- Panelist | Webinar with Southwest Florida Community Foundation, *Paycheck Protection Program Loan: Safe Harbor Compliance Updates* (June 10, 2020)
- Panelist | Webinar with WINK News and Florida Rural Legal Services, Inc. : *Tax Law Changes Amidst COVID-19: Further Guidance Providing Relief to Individuals and Small Businesses* (May 1, 2020)
- Panelist | Webinar with WINK News and Florida Rural Legal Services, Inc.: *The Coronavirus Stimulus Package: Tax Relief for Individuals and Small Businesses* (April 3, 2020)
- Guest Panelist | Webinar: *COVID-19 and Its Impact on HR Policies and Procedures* (March 20, 2020)
- Speaker | Florida Bar Tax Section Organizational Meeting: *2019 updates to Subchapter S Corporations and C Corporations (focus on Section 163(j) of the Internal Revenue Code)* (July 4, 2019)

PUBLICATIONS

- Author | Blog: *IRS Provides Tips for Last-Minute Tax Filers* (July 15, 2020)
- Author | Blog: *IRS Extends More Tax Deadlines and Provides CARES Act Guidance* (April 15, 2020)
- Author | Blog: *IRS Warns of Stimulus Scammers* (April 3, 2020)
- Co-Author | Blog: *Florida Extends Deadline for Certain Entity and Tax Filings* (March 30, 2020)
- Author | Blog: *IRS Unveils the New "People First Initiative"* (March 26, 2020)
- Co-Author | Blog: *The Impact of the Coronavirus Aid, Relief and Economic Security Act* (March 26, 2020, updated March 28, 2020)
- Co-Author | Blog: *IRS Extends April 15 Tax Deadline* (March 21, 2020)
- Co-Author | Blog: *Addressing Employer Shared Responsibility Payment Penalties under the Affordable Care Act* (February 13, 2020); Article also published in the *Business Observer*.
- Author | Blog: *Business Owners, BEWARE: Business Identity Theft is on the Rise* (March 20, 2019)
- Author | Comment: *Utilizing Florida's Stance on Domestic Violence Laws Regarding Same-Sex Couples as an Effective Model for National Uniformity*, 28 FLA. J.L. & PUB. POL'Y 1 (2017).
- Author | Article: *Advice for New Lawyers Who Are Approaching Their First Mediation or Settlement Discussion*, WOMAN ADVOC. COMM. NEWSL. (ABA Section of Litig.), Summer 2016.

PROFESSIONAL EXPERTISE

- Fluent in Urdu & Hindi; Notary Public; LexisNexis and WestLaw Professional Research Certifications.

SECTION C

RESOLUTION 2026-06

**A RESOLUTION OF THE TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Tohoqua Community Development District desires to appoint _____ as an Assistant Secretary.

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

_____ is appointed as Assistant Secretary of the Board of Supervisors.

ADOPTED ON THIS _____ DAY OF _____ 2026.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

SECTION V

TOHOQUA CDD LANDSCAPE MAINTENANCE EVALUATION COMMITTEE RANKINGS

Factor	Description	Points	Duval	Floralawn	Juniper	Omegascapes	United	Yellowstone
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5	5	2	3	5	5	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25	15	10	15	20	20	20
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25	15	10	10	20	15	20
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20	20	10	10	20	20	20
5.	Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points Note: a sum of five (5) years of pricing for current service areas will be considered for purposes of determining the lowest cost proposal.	25	18.72	25	18.84	17.48	18.49	18.77
Total		100	73.72	57.00	56.84	82.48	78.49	83.77

SECTION VI

**LICENSE AND MAINTENANCE AGREEMENT FOR
MIDGE CONTROL SERVICES**

THIS LICENSE AND MAINTENANCE AGREEMENT FOR MIDGE CONTROL SERVICES (the “**Agreement**”) is made on this ____ day of June, 2026 (the “**Effective Date**”), by and between the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **TOHOQUA RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 6200 Lee Vista Blvd., Suite 300, Orlando, Florida 32822 (the “**Licensee**”). Any reference to both the District and the Licensee may reference “the Parties.”

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

WHEREAS, the District owns a parcel of real property described in **Exhibit “A”** attached hereto (collectively, the “**License Area**”);

WHEREAS, the Licensee is a homeowners’ association for property located within the boundary of the District and, in furtherance of its goals and objectives, desires to provide certain midge control services on the License Area;

WHEREAS, the Parties acknowledge that such midge control services are not a mandatory nor required treatment and that the District has not elected to pay for such services independently;

WHEREAS, the Licensee and the District find it to be in their mutual best interest for Licensee to be permitted to provide the Services on the License Area, in accordance with the terms herein;

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

1. **Recitals.** The recitals above are true and correct and are hereby incorporated by this reference.

2. **Description and Use of License Area.** The District hereby grants to the Licensee a nonexclusive license over the License Area in order for the Licensee to provide midge control services, as described in the proposal attached hereto as **Exhibit “B”** (the “**Services**”), on the License Area. The Licensee’s use of the License Area shall not cause damage to nor interfere with the operation or maintenance of any part of the License Area (or any other property owned by the District). The Licensee shall be responsible for all costs related to the Services. The Licensee shall

be responsible for actions of its agents, contractors, invitees and officers related to the Services (the “**Related Parties**”) and use of the License Area as contemplated under this License Agreement.

3. Term of Use of the License Area. The license granted herein shall be for a term of one (1) year commencing on the Effective Date, with automatic one (1) year renewals (up to five years total), unless terminated earlier by either party by providing notice in accordance with Paragraph 6 of this Agreement.

4. Nonexclusive Use of the License Area. The license granted to Licensee shall not be deemed to give to Licensee the exclusive right to use License Area and shall not preclude District from its own use nor granting a license or licenses to others for use of the License Area. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses or by the District, and/or by the general public.

5. Indemnification. Licensee agrees to defend, indemnify, and hold the District harmless from any and all claims and/or liability for loss, damage or injury to any person or property incurred or sustained by the District arising from, growing out of, or resulting from the Services and/or the rights provided in this Agreement, including costs, attorney's fees, and other expenses incurred by the District in defending any such claim and/or liability.

6. Termination of Agreement. The District or the Licensee may terminate this Agreement at any time, with or without cause, by providing thirty (30) days advance written notice to the other party of its intent to so terminate this Agreement.

7. Insurance. Licensee shall ensure that Licensee, and any contractor, agent or entity acting on its behalf related to this Agreement, is properly licensed and insured in an amount sufficient to protect the interests of the District and Licensee for the rights given to Licensee under this Agreement. The District shall be listed as an additional insured on Licensee’s insurance to cover potential claims related to this Agreement and agrees to provide a copy of the relevant Certificate of insurance evidencing such coverage upon request.

9. Waiver. Licensee’s use of the License Area is at its own risk. Licensee waives and releases all claims against the District, its officers, directors, agents, employees, contractors and servants, and agrees that they shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the License Area, or any other person, occurring in or about the License Area and resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any District officers, directors, agents, employees, contractors and servants or of any other person. The District does not warrant that the License Area is suitable for the Services.

10. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to

applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensee shall at all times comply with the District's rules and all laws, ordinances, rules, permit requirements and regulations relating to the License Area.

D. No failure by either party to insist upon the strict performance of any covenant, duty, term or condition of this Agreement or to exercise a right or remedy upon a breach shall constitute a waiver of any breach or of any other covenant, duty, term or condition.

E. The Parties agree that the Licensee shall have no ownership nor control rights to/over the License Area (the District retains such rights over the License Area).

F. Licensee shall not take any tax position that is inconsistent with that of the District's (for example, Licensee shall not take any depreciation or amortization, investment tax credit nor deduction with respect to the License Area).

11. Sovereign Immunity and Public Records.

A. Nothing contained herein, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Pursuant to Chapter 119, *Florida Statutes*: (a) Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Licensee acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). Licensee shall comply with Florida's public records laws, to the extent applicable by law, specifically to: (i) keep and maintain public records required by District to perform the service; (ii) upon request by the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (iii) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement term if the Licensee does not transfer the records to the District; and (iv) upon completion of the Agreement, transfer to District, at no cost, all public records in possession of the Licensee or keep and maintain public records required by the District to perform the service. If the Licensee transfers all public records to the District upon completion of the Agreement, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Licensee keeps and maintains public records upon completion of the contract, the Licensee shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [GFLINT@GMSCFL.COM](mailto:gflint@gmscfl.com), 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: GEORGE S. FLINT.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

13. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, or by email to the email addresses shown below, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Tohoqua Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524
Email: gflint@gmscfl.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan A. Carpenter, Esq./Kristen Trucco, District Counsel
Telephone: (407) 481-5800
Email: jcarpenter@lathamluna.com/ktrucco@lathamluna.com

If to Licensee: Tohoqua Reserve Homeowners Association, Inc.
c/o Community Association & Lifestyle Management, Inc.
6200 Lee Vista Blvd., Suite 300
Orlando, Florida 32822
Attention: Chris Horter
Email: chorter@gmscfl.com
Telephone: 407-841-5524, Ext. 137

B. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties

may change notice address by delivering written notice by email, mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

14. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by both the Licensee and the District. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than in writing and signed by both the Licensee and District.

15. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

16. Assignment. This Agreement shall be binding upon the successors and assigns of the parties, provided that written notice and consent by the District and Licensee are required.

17. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

18. Safe Harbor Provisions. The Parties intend that this License comply with any and all applicable safe-harbor provisions, including Rev. Proc. 2017-13, and agree that the provisions hereof should be interpreted to allow for such compliance to the fullest extent possible.

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

[Signatures provided on following page.]

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT FOR
MIDGE CONTROL SERVICES**

DISTRICT:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of June, 2026, by _____, as Chairman of the Board of Supervisors, of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. He is [] personally known to me, or [] has produced a valid driver’s license as identification.

Notary Public
My Commission Expires: _____

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT FOR
MIDGE CONTROL SERVICES**

LICENSEE:

**TOHOQUA RESERVE
HOMEOWNERS ASSOCIATION, INC.**

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of June, 2026, by _____, as _____ of the **TOHOQUA RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me, or has produced a valid driver's license as identification.

Notary Public
My Commission Expires: _____

Exhibit "A"

Legal Descriptions of License Area

(1) Tract SW-1, according to the TOHOQUA PHASE 5, as recorded in Plat Book 30, Page 175, Public Records of Osceola County, Florida.
(Osceola County Parcel Identification No. 05-26-30-5345-0001-SW10)

Exhibit “B”
Proposal

[See attached]



Clarke Environmental Mosquito Management, Inc.

2026 Midge Service Agreement | Tohoqua Reserve HOA, 2044 Spring Shower Circle, Kissimmee, FL 34744

Part I. General Service

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Midge Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage: Tohoqua Reserve HOA
- E. Program Consulting and Quality Control Staff
- F. Monthly Operational Reports, Periodic Advisories, and Annual Report
- G. Regulatory compliance on local, state, and federal levels

Part II. Larval Midge Control

- A. Prescription Larval Control will be performed with Natular G30 or other granular larvicide as described in the following sections.
 - 1. Larval Control: The program provides for 5 monthly backpack pre-hatch treatments of the identified pond from June to October to target chironomid midge larvae.

Part III. Adult Midge Control

- A. Adulticiding in mosquito harborage areas:
 - 1. 10 biweekly scheduled ATV Ultra Low Volume (ULV) treatments of up to .5 miles around the identified pond from June to October, with a synthetic pyrethroid insecticide to maximize effectiveness of aquatic midge control services. Additional treatments may be requested and will be invoiced at the rate of \$250 per treatment.
- B. Adulticiding Operational Procedures
 - 1. Notification of community contact.
 - 2. Weather limit monitoring and compliance.
 - 3. ULV particle size evaluation.
 - 4. Insecticide dosage and quality control analysis.

EMM Payment Total Cost for Parts I, II, III \$3,740.91



Clarke Environmental Mosquito Management, Inc.

2026 Midge Service Agreement | Tohoqua Reserve HOA, 2044 Spring Shower Circle, Kissimmee, FL 34744

I. **Program Payment Plan:** For Parts I, II, III as specified in the 2026 Professional Services Cost Outline, the total for the program is **\$3,740.91**. The payments will be due on according to the payment schedule below. Any additional treatments beyond the core program will be invoiced when the treatment is completed.

II.

PROGRAM PAYMENT PLAN

Month	2026
June	\$748.18
July	\$748.18
August	\$748.18
September	\$748.18
October	\$748.19
TOTAL	\$3,740.91

III. **Approved Contract Period and Agreement**

2026 Season

For Tohoqua Reserve HOA:

Sign Name: _____ Title: _____ Date: _____

For Clarke Environmental Mosquito Management, Inc.:

Name: _____ Title: Control Consultant Date: _____
Cherrief Jackson

Client Authorization

Administrative Information:



Clarke Environmental Mosquito Management, Inc.

2026 Midge Service Agreement | Tohoqua Reserve HOA, 2044 Spring Shower Circle, Kissimmee, FL 34744

Invoices should be sent to:

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Office Phone: _____ Fax: _____ P.O.# _____

Email: _____ County: _____

****In an effort to be more sustainable, we ask that you provide us with an Email address that the invoices should be sent to.****

Treatment Address (if different from above):

Address: _____

City: _____ State: _____ Zip _____

County: _____

Contact Person for Tohoqua Reserve HOA:

Name: _____ Title: _____

Office Phone: _____ Fax: _____ E-Mail: _____

Home Phone: _____ Cell: _____ Pager: _____

Alternate Contact Person for Tohoqua Reserve HOA:

Name: _____ Title: _____

Office Phone: _____ Fax: _____ E-Mail: _____

Home Phone: _____ Cell: _____ Pager: _____

Please sign and return a copy of the complete contract for our files to:

Clarke Environmental Mosquito Management, Inc., Attn: Crystal Challacombe
3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709

Target Pond:



Clarke Environmental Mosquito Management, Inc.
2026 Midge Service Agreement | Tohoqua Reserve HOA, 2044 Spring
Shower Circle, Kissimmee, FL 34744



NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06(14), *Florida Statutes*)

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ ("**Affiant**") who, being first duly sworn, on oath, says:

1. Affiant is an officer or representative of Tohoqua Reserve Homeowners Association, Inc., a Florida not-for-profit corporation, and Affiant attests that Tohoqua Reserve Homeowners Association, Inc. does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of _____, 2026

Name: _____
Title: _____ of **Tohoqua Reserve Homeowners Association, Inc.** (Affiant)

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ____ day of _____, 2026, by _____, as _____ of Tohoqua Reserve Homeowners Association, Inc. Said person is (*check one*) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped): _____
Title or Rank: _____
Serial number (if any): _____

SECTION VII

PREPARED BY AND RETURN TO:

Christian F. O’Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Cross Reference: CFN# 2024057418

**AMENDMENT TO COST SHARING AGREEMENT FOR
OPERATION AND MAINTENANCE OF SHARED INFRASTRUCTURE**

THIS AMENDMENT TO COST SHARING AGREEMENT FOR OPERATION AND MAINTENANCE OF SHARED INFRASTRUCTURE (this “Amendment”) is made and entered into as of the Amendment Effective Date (as defined herein) by and between **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes* (“District”), and **NEPTUNE ROAD INVESTMENTS, LLC**, a Florida limited liability company (“Neptune”). District and Neptune, and their applicable successors and/or assigns, are hereinafter sometimes referred to separately as a “Party” and collectively as “Parties”. The “Amendment Effective Date” is the date on which the later of Neptune and the District have executed this Amendment and so notified the other party in writing.

RECITALS

- A. The District and Neptune entered into the Cost Sharing Agreement for Operation and Maintenance of Shared Infrastructure dated May 1, 2024, and recorded in Book 6593, Page 1201 as CFN# 2024057418 of the Public Records of Osceola County, Florida (the “Agreement”). All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.
- B. Neptune is the current record title owner of all of the Neptune Property.
- C. Pursuant to Section 19 of the Agreement, the Agreement may be modified and amended by a written instrument signed by the Parties.
- D. The Parties enter into this Amendment to memorialize their agreements regarding modifications and amendments to the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound, covenant and agree as follows:

- 1. Recitals. The foregoing recitals are true and correct and are incorporated herein.
- 2. Amendment to Section 3 of Agreement. Section 3 of the Agreement is amended as follows [*text to be deleted is indicated by strikethrough (strikethrough) and text to be added is indicated by a double underline (underline)*]:
 - 3. Cost Sharing: Neptune Fair Share: District Fair Share. ~~Prior to any sale from Neptune to another owner,~~ Neptune may assign its obligations hereunder, after written notice to the District, to a commercial property owners’ association, or to any other assignee in accordance with Section 9. For any ~~parcels-land~~ within the Neptune Property for which a certificate of occupancy has not yet been issued for by the applicable governmental authority (such land, a “Non-Developed

Parcel”), Neptune agrees to pay to the District ~~such parcel’s proportionate share of the an~~ Administrative Fee of One Hundred and Twenty Dollars (\$120.00) per gross acre comprising the Non-Developed Parcel (the “Administrative Fee”). Commencing on the date a certificate of occupancy has been issued by the applicable governmental authority for improvements constructed on a parcel of the Neptune Property, such parcel receiving the certificate of occupancy shall be considered a “Developed Parcel” for purposes of this Agreement, and so long as the District is performing the Shared Services, Neptune agrees to pay to the District such Developed Parcel’s Proportionate Share, as defined below, of the Neptune Fair Share. The “Neptune Fair Share” shall be an amount equal to seven and thirty-seven one hundredths percent (7.37%) share (the “Neptune Fair Share”) of the District’s annual budget for operation and maintenance, including any contingency items and reserves established by the District and included in the District’s annual budget for operation and maintenance, provided that the Neptune Fair Share shall not exceed the Cap each fiscal year. Until a every parcel within the Neptune Property is issued a certificate of occupancy, Neptune shall pay with respect to any Non-Developed Parcel the Administrative Fee for such Non-Developed Parcel, and Neptune shall pay with respect to any Developed Parcel the Developed Parcel’s Proportionate Share of the Neptune Fair Share. As detailed in Section 9 below, unless context otherwise requires, references to “Neptune” mean Neptune or its assignee(s), including without limitation, any Association (as defined below).

The District agrees to be responsible for the remaining share (the “District Fair Share”) of the District's annual budget for operation and maintenance. As used herein, the term “Proportionate Share” shall mean, with respect to any Developed Parcel within the Neptune Property, that relative proportion which the number of ~~gross developed acres~~ (defined below) contained within the respective parcel a portion of the Neptune Property bears to the total gross acres contained within the ~~District Neptune Property,~~ expressed as a percentage. For example, if a Developed Parcel within the Neptune Property contains five (5) developed acres and if the Neptune Property as a whole contains fifty (50) gross acres, then the Proportionate Share of such Developed Parcel shall be ten percent (10%), and thus Neptune shall be obligated to pay the District ten percent (10%) of the Neptune Fair Share with respect to such Developed Parcel. For purposes of this Agreement, the term “developed acres” shall mean the number of acres within the boundaries of a parcel less and except any natural water bodies, wetlands, preservation areas, retention areas, drainage basins, public right-of-way, and any areas of such parcel dedicated to an Association or a governmental or quasi-governmental agency.

_____The Neptune Fair Share and District Fair Share for purposes of this Agreement shall not include any share of any costs or expenses associated with the initial construction of roadways, sidewalks, retention ponds, bike paths, landscaping areas, irrigation systems or any additional public-purpose infrastructure improvements benefiting only the District Property and not the Neptune Property. Notwithstanding any other provision of this Agreement, the parties agree that District shall not be obligated to fund any activities that are not contemplated by the District's adopted budget, that are in excess of the District Fair Share, or that benefit only the Neptune Property and not the District Property.

3. Amendment to Section 5 of Agreement. The last paragraph of Section 5 of the Agreement is amended as follows [*text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline)*]:

Neptune may impose and collect the Neptune Fair Share payments and/or Administrative Fee payments for all or a portion of the Neptune Property (as applicable) through property owners’ association (the “Association” (as defined below) assessments and/or other charges (backed by lien rights) levied against the Neptune Property or applicable portions thereof. In the event of such delegation to an Association, such Association shall be responsible for collection and remittance of all payments owed to the District under this Agreement with respect to all parcels within the Neptune Property, regardless of whether all parcels within the Neptune Property are subject to such Association. In the event that Neptune imposes and collects the Neptune Fair Share and/or

Administrative Fee payments through Association assessments and/or other charges (backed by lien rights), then thereafter the District shall not file a notice of lien upon the entire Neptune Property upon failure of ~~Neptune such Association~~ to pay the Neptune Fair Share and/or Administrative Fee payments, but rather in the event that the Association fails to pay the Neptune Fair Share and/or Administrative Fee payments within such one hundred twenty (120) day period after the Second Notice, the District may file a notice of lien against the portion of the Neptune Property which has not paid to the Association such payments owed to the District with respect to such property. ~~the Proportionate Share of the Neptune Fair Share.~~ Notwithstanding any method Neptune may utilize to generate the funds necessary to pay the Neptune Fair Share and/or Administrative Fee payments, if Neptune shall not have created a separately incorporated owners' association to be responsible for the Neptune Fair Share and/or Administrative Fee payments, then Neptune shall remain liable for the timely payment of the Neptune Fair Share and/or Administrative Fee payments (as applicable).

4. Amendment to Section 9 of Agreement. Section 9 of the Agreement is amended and restated in its entirety and replaced with the following as Section 9:

9. Covenants Running With the Land; Successors and Assigns. The covenants, terms, and conditions set forth in the Agreement shall attach to and run with the properties described herein. The covenants, terms, and conditions set forth in the Agreement are binding on the Parties, their successors, and assigns. The District may not assign the Agreement or any of its rights or obligations hereunder without first obtaining the written consent of all record title owners of all parcels within the Neptune Property. Except as otherwise expressly provided herein, Neptune may not assign the Agreement or any of its rights or obligations hereunder without first obtaining the District's written consent to the assignment, which consent may not be unreasonably withheld. For purpose of the Agreement, the term "Neptune" shall mean and refer to (i) its applicable successors and/or assignees, or (ii) as context requires, an Association (as defined below) so long as the Association is obligated to collect the Neptune Fair Share and/or Administrative Fee payments (as applicable) from all parcels within the Neptune Property. Further, the "Parties" to the Agreement shall include the District's and Neptune's applicable successors and assigns, including any applicable Association (as applicable), and any reference in the Agreement to the phrase "either Party" or "other Party" shall mean and refer to each of the Parties, as applicable, as context requires. Each record title owner of property within the Neptune Property shall be obligated for paying its Proportionate Share of the Neptune Fair Share and/or Administrative Fee (as applicable) and otherwise complying with the Agreement, and each record title owner of property within the Neptune Property shall have the right to enforce the Agreement.

Notwithstanding the foregoing, Neptune may, upon written notice to the District (and without any further consent of the District), assign all or a portion of its obligations hereunder to one or more of the following (i) a duly formed and validly existing property owners' association with jurisdiction over all or a portion of the Neptune Property ("Association"); (ii) a parent, subsidiary or affiliated entity of Neptune; and/or (iii) a purchaser of all or portions of the Neptune Property. Provided, however, in the event of an assignment to an Association, Neptune may assign its rights and obligations to other persons or entities meeting the requirements under (ii) and (iii) above so long as the Association is obligated to collect the Neptune Fair Share and Administrative Fee payments from all record title owners of all parcels within the Neptune Property, regardless of whether such parcels are subject to such Association. In the event of an assignment or transfer applicable to only a portion of the Neptune Property (to an entity other than an Association), Neptune (or its applicable successor and/or assignee) shall provide written notice to the District specifying the approximate acreage (or developed acreage, as applicable) and the applicable Administrative Fee or applicable Proportionate Share of the Neptune Fair Share with respect to such portion of the Neptune Property, which shall be based upon the proportionate acreage of such property relative to the total gross acreage (or total developed acreage, as applicable) of the Neptune

modified, amended or waived except by a written instrument signed by the District and the record title owner(s) of the Neptune Property both Parties, unless specifically provided for herein. Notwithstanding the foregoing, as to any parcel within the Neptune Property that is subject to the jurisdiction of an Association responsible for collection and remittance of the Neptune Fair Share and Administrative Fee payments owed to the District, the “record title owner” of such parcel for purposes of consent to an amendment of this Agreement shall be the Association, and only the Association’s written consent (and not the written consent of the individual owner of such parcel) is required with respect to such parcel for any amendment of this Agreement. Further notwithstanding the foregoing, in the event a proposed amendment impacts only some, but not all, of the Neptune Property and/or owners thereof, then such amendment may be effectuated by a written instrument signed by the District and the affected owners of such impacted portions of the Neptune Property.

7. Construction; Severability. The captions and paragraph headings contained in this Amendment are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Amendment, nor the intent of the provisions herein. All references herein to the singular shall include the plural, and vice versa. Should any clause or provision of this Amendment be determined to be illegal, invalid, or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Amendment will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a legal, valid, and enforceable provision that is as similar as possible in terms to the illegal, invalid, or unenforceable provision.

8. Entire Agreement. The Agreement, as modified by this Amendment, contains the entire agreement of the parties pertaining to the subject matter hereof and there are no representations, promises or agreements, oral or otherwise, not embodied herein or in writing. Should the terms of the Agreement and this Amendment be found to conflict, the terms of this Amendment shall control. This instrument is given to amend the Agreement as set forth herein, and except as expressly modified herein, the Agreement shall continue in full force and effect after the date hereof.

9. Counterparts. This Amendment may be executed in any number of counterparts, any one and all of which shall constitute the agreement of the parties and each of which shall be deemed an original.

(Signatures follow on subsequent pages)

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by their lawful representatives hereunto duly authorized on the date or dates set forth below.

WITNESSES:

“District”

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Print Name: _____
Address: _____

By: _____
Name: Andre Vidrine
Title: Chairman
Address: _____

Print Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by Andre Vidrine, as Chairman of **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on behalf thereof. Said person is personally known to me or has produced _____ as identification.

(SEAL)

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

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by their lawful representatives hereunto duly authorized on the date or dates set forth below.

WITNESSES:

“Neptune”

**NEPTUNE ROAD INVESTMENTS, LLC, a
Florida limited liability company**

Print Name: _____
Address: _____

By: _____
Name: Marc Hooker
Title: Manager
Address: _____

Print Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by Marc Hooker, as Manager of NEPTUNE ROAD INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(SEAL)

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

SECTION VIII

SECTION D



TOHOQUA

TOHOQUA RESIDENCE CLUB

MONTHLY REPORT

JUNE 2026

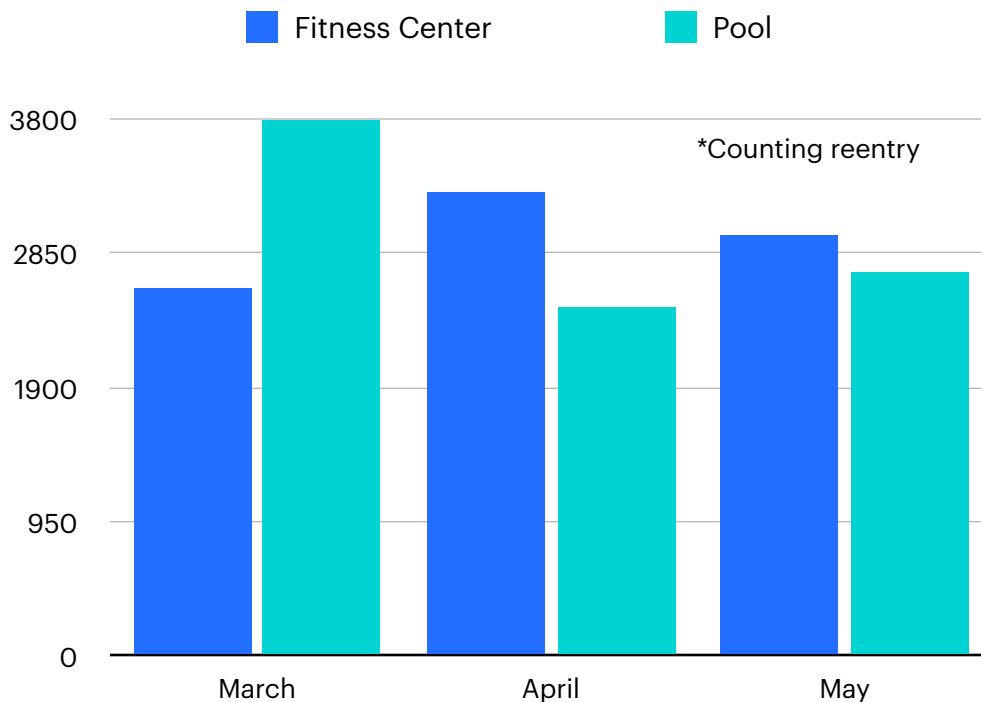
RESIDENCE CLUB

FACILITY REPORT:

- The Facilities are up and running smoothly
- We continue to issue access cards and giving new homeowners the welcome package and orientation
- Changing tables were installed in the clubhouse restrooms.
- Pool deck tables have been repainted.
- Pool attendants have started on weekends.
- Clubhouse Rentals in June 3

UPCOMING:

- Events:
 - Summer Pool Party
 - Marcos Pizza Homeowners Appreciation Day



SECTION E

SECTION 1

Tohoqua Community Development District

Summary of Check Register

May 24, 2026 to June 20, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/26/26	565-568	\$ 45,773.78
	6/1/26	569-573	\$ 8,330.44
	6/8/26	574-579	\$ 23,468.52
	6/15/26	580-584	\$ 67,828.98
			\$ 145,401.72
		Autodrafts	\$ 24,107.18
			\$ 24,107.18
		<u>Supervisor Fees - March 2026</u>	
	Andre Vidrine	50156	\$ 184.70
	Asif Qureshi	50158	\$ 184.70
	Marcus Hooker	50157	\$ 184.70
			\$ 554.10
Total Amount			\$ 170,063.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/26/26	00131	5/20/26	52026	202605	300	36900	10000		CLUBHOUSE DEPOSIT REFUND	*	250.00		
		5/20/26	52026	202605	300	36900	10000		CLUBHOUSE DEPOSIT REFUND	V	250.00-		
KRISTEN LYLES-SHAVER												.00	000565
5/26/26	00026	5/12/26	327853	202605	330	53800	53000		POOL CHEMICALS	*	1,339.45		
SPIES POOL, LLC												1,339.45	000566
5/26/26	00033	5/22/26	207147	202605	320	53800	46200		MAINT CONTRACT MAY26	*	2,988.00		
		5/22/26	207150	202605	320	53800	46200		MAINT CONTRACT MAY26	*	27,612.83		
		5/22/26	207155	202605	320	53800	46200		PHASE 4A MAINT MAY26	*	4,837.00		
		5/22/26	207160	202605	320	53800	46200		PHASE 4C MAINT MAY26	*	2,054.00		
		5/22/26	207161	202605	320	53800	46200		PHASE 7 MAINT MAY26	*	5,591.00		
		5/22/26	207163	202605	320	53800	46200		4C AMENITY MAINT MAY26	*	851.50		
FLORIDA ULS OPERATING, LLC DBA												43,934.33	000567
5/26/26	00132	5/20/26	52026	202605	300	36900	10000		CLUBHOUSE DEPOSIT REFUND	*	250.00		
YENNY FALCON & EDDI ESCALONA												250.00	000568
6/01/26	00080	5/22/26	16953525	202605	330	53800	48200		FREON TEST	*	1,209.99		
FRANKS AIR CONDITIONING												1,209.99	000569
6/01/26	00024	5/01/26	1012699	202605	320	53800	47200		POOL MAINTENANCE - MAY 26	*	1,250.00		
ROBERTS POOL SRVC AND REPAIR INC												1,250.00	000570
6/01/26	00026	5/19/26	328081	202605	330	53800	53000		POOL CHEMICALS	*	2,286.45		
SPIES POOL, LLC												2,286.45	000571
6/01/26	00052	6/01/26	2647	202606	320	53800	46300		POND MAINT/ANALYSIS TEST	*	1,930.00		
SUNSHINE LAND MANAGEMENT CORP.												1,930.00	000572
6/01/26	00032	5/20/26	26-2407	202604	320	53800	46700		JANITORIAL SVCS - APR26	*	1,904.00		
WESTWOOD INTERIOR CLEANING INC.												1,904.00	000573
TQUA TOHOQUA CDD KCOSTA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/08/26	00080	5/29/26	16991606	202605	330	53800	48200		FRANKS AIR CONDITIONING	*	432.23	432.23	000574
6/08/26	00131	5/20/26	52026	202605	300	36900	10000		KRISTEN LYLES-SHAVER	*	250.00	250.00	000575
6/08/26	00024	6/01/26	1012758	202606	320	53800	47200		ROBERTS POOL SRVC AND REPAIR INC	*	1,900.00	1,900.00	000576
6/08/26	00064	5/29/26	62225878	202605	320	53800	47100		TURNER PEST CONTROL, LLC	*	72.06	72.06	000577
6/08/26	00010	6/08/26	6826	202606	300	20700	10000		TOHOQUA CDD C/O USBANK	*	1,965.54	17,201.40	000578
		6/08/26	6826	202606	300	20700	10000		FLORIDA ULS OPERATING, LLC DBA	*	2,058.99		
		6/08/26	6826	202606	300	20700	10000		BERRY CONSTRUCTION OF CENTRAL	*	2,154.94		
		6/08/26	6826	202606	300	20700	10000			*	2,158.50		
		6/08/26	6826	202606	300	20700	10000			*	2,193.90		
		6/08/26	6826	202606	300	20700	10000			*	2,034.93		
		6/08/26	6826	202606	300	20700	10000			*	4,634.60		
		6/08/26	6826	202606	300	20700	10000			*	3,612.83		
		6/08/26	6826	202606	300	20700	10000			*	865.00		
6/08/26	00033	5/27/26	207552	202605	320	53800	46200		FLORIDA ULS OPERATING, LLC DBA	*	3,612.83	3,612.83	000579
6/15/26	00057	5/30/26	6121	202605	320	53800	47800		BERRY CONSTRUCTION OF CENTRAL	*	865.00	865.00	000580
6/15/26	00002	6/01/26	415	202606	320	53800	12300		FACILITY MAINT - JUN 26	*	9,479.17		
		6/01/26	416	202606	320	53800	12000		FIELD MANAGEMENT - JUN 26	*	2,066.42		
		6/01/26	417	202606	310	51300	34000		MANAGEMENT FEES - JUN 26	*	3,862.50		

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/26		417		202606	310	51300	35200			*	114.67		
			WEBSITE ADMIN - JUN 26										
6/01/26		417		202606	310	51300	35100			*	172.00		
			INFORMATION TECH - JUN 26										
6/01/26		417		202606	310	51300	31300			*	2,083.33		
			DISSEMINATION - JUN 26										
6/01/26		417		202606	310	51300	51000			*	.78		
			OFFICE SUPPLIES										
6/01/26		417		202606	310	51300	42000			*	67.37		
			POSTAGE										
6/01/26		417		202606	310	51300	42500			*	225.90		
			COPIES										
GOVERNMENTAL MANAGEMENT SERVICES-CF											18,072.14	000581	
6/15/26	00006	6/04/26	20500017	202605	310	51300	31100			*	557.50		
			ENGINEER SERVICES MAY 26										
PAPE DAWSON CONSULTING ENGINEERS											557.50	000582	
6/15/26	00052	4/27/26	2617	202604	320	53800	46300			*	500.00		
			WATER ANALYSIS TEST										
SUNSHINE LAND MANAGEMENT CORP.											500.00	000583	
6/15/26	00033	5/31/26	208897	202605	320	53800	46400			*	3,900.00		
			CUTBACK FIREBUSH										
6/09/26		210336		202606	320	53800	46200			*	2,988.00		
			MAINT CONTRACT JUN26										
6/09/26		210337		202606	320	53800	46200			*	4,837.00		
			PHASE 4A MAINT JUN26										
6/09/26		210339		202606	320	53800	46200			*	27,612.84		
			MAINT CONTRACT JUN26										
6/09/26		210340		202606	320	53800	46200			*	5,591.00		
			PHASE 7 MAINT JUN26										
6/09/26		210342		202606	320	53800	46200			*	2,054.00		
			PHASE 4C MAINT JUN26										
6/09/26		210343		202606	320	53800	46200			*	851.50		
			4C AMENITY MAINT JUN26										
FLORIDA ULS OPERATING, LLC DBA											47,834.34	000584	
TOTAL FOR BANK B											145,401.72		

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00113	5/21/26	0680-04. 2700BLK	202604	320	53800	43200		TOHO WATER AUTHORITY	*	153.34	153.34	080260
5/27/26	00113	5/21/26	1584-04. 1900BLK	202604	320	53800	43200		TOHO WATER AUTHORITY	*	1,454.22	1,454.22	080261
5/27/26	00113	5/21/26	1586-04. 2400BLK	202604	320	53800	43200		TOHO WATER AUTHORITY	*	340.86	340.86	080262
5/27/26	00113	5/21/26	2694-04. 1900BLK	202604	320	53800	43200		TOHO WATER AUTHORITY	*	267.90	267.90	080263
6/15/26	00079	5/31/26	024049 CLBHSE	202606	330	53800	48800	1830	MODERN AUTOMATION SYSTEMS	*	35.00	35.00	080264
6/15/26	00124	6/07/26	29078620 2687	202606	330	53800	44000		CHARTER COMMUNICATIONS	*	115.00	115.00	080265
6/15/26	00113	6/10/26	2136-05. 15501	202605	320	53800	43200		TOHO WATER AUTHORITY	*	1,505.82	1,505.82	080266
6/15/26	00113	6/10/26	2596-05. 2000BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	472.19	472.19	080267
6/15/26	00113	6/10/26	3024-05. 2600BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	31.62	31.62	080268
6/15/26	00113	6/10/26	3784-05. 2687	202605	330	53800	43400		TOHO WATER AUTHORITY	*	1,239.90	1,239.90	080269
6/15/26	00113	6/10/26	4105-05. 1700BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	955.42	955.42	080270
6/15/26	00113	6/10/26	4143-05. 1600BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	512.16	512.16	080271

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00113	6/10/26	4144-05.1800BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	1,187.62	1,187.62	080272
6/15/26	00113	6/10/26	4357-05.1700BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	71.00	71.00	080273
6/15/26	00113	6/10/26	4558-05.1600BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	11.63	11.63	080274
6/15/26	00113	6/10/26	4559-05.1800BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	11.63	11.63	080275
6/15/26	00113	6/10/26	5274-05.1900BLKEVN	202605	320	53800	43200		TOHO WATER AUTHORITY	*	221.04	221.04	080276
6/15/26	00113	6/10/26	5276-05.2500BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	11.63	11.63	080277
6/15/26	00113	6/10/26	5277-05.1900BLKODD	202605	320	53800	43200		TOHO WATER AUTHORITY	*	51.01	51.01	080278
6/15/26	00113	6/10/26	6351-05.2400BLKODD	202605	320	53800	43200		TOHO WATER AUTHORITY	*	71.00	71.00	080279
6/15/26	00113	6/10/26	6352-05.2500BLKODD	202605	320	53800	43200		TOHO WATER AUTHORITY	*	35.20	35.20	080280
6/15/26	00113	6/10/26	6354-05.1600BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	178.40	178.40	080281
6/15/26	00113	6/10/26	6792-05.2300BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	45.94	45.94	080282
6/15/26	00113	6/10/26	6794-05.1600BLK	202605	320	53800	43200		TOHO WATER AUTHORITY	*	106.80	106.80	080283

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00113	6/10/26	6837-05. 1830 FULFILLMENT MAY26	202605	330	53800	43400		TOHO WATER AUTHORITY	*	1,679.00	1,679.00	080284
6/15/26	00113	6/10/26	8025-05. 1800BLK EVN FLFLNT MAY26	202605	320	53800	43200		TOHO WATER AUTHORITY	*	1,806.82	1,806.82	080285
6/16/26	00014	6/15/26	1890-05. 16501 TOHO BLVD ENT SIGN	202605	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	15.24	15.24	080286
6/16/26	00014	6/15/26	2570-05. 1700 TOHO BLVD V/L	202605	320	53800	43100		KISSIMMEE UTILITY AUTHORITY	*	10,412.99	10,412.99	080287
6/16/26	00014	6/15/26	4070-05. 15501 CROSS PRA PKWY ENT	202605	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	12.61	12.61	080288
6/16/26	00014	6/15/26	6971-05. 2687 CLR NIGHT AMENITY	202605	330	57200	43000		KISSIMMEE UTILITY AUTHORITY	*	897.93	897.93	080289
6/16/26	00014	6/15/26	9461-05. 27331 PEACE OF MIND FOUNT	202605	320	53800	43000		KISSIMMEE UTILITY AUTHORITY	*	196.26	196.26	080290
TOTAL FOR BANK Z											24,107.18		
TOTAL FOR REGISTER											169,508.90		

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
May 31, 2026



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Tohoqua
Community Development District
Combined Balance Sheet
May 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 185,441	\$ -	\$ -	\$ 130,549	\$ 315,990
State Board of Administration	\$ 1,123,460	\$ -	\$ -	\$ -	\$ 1,123,460
Investments					
Series 2018					
Reserve	\$ -	\$ 68,790	\$ -	\$ -	\$ 68,790
Revenue	\$ -	\$ 99,129	\$ -	\$ -	\$ 99,129
Prepayment	\$ -	\$ 249	\$ -	\$ -	\$ 249
Construction	\$ -	\$ -	\$ 14,716	\$ -	\$ 14,716
Series 2021 Phase 2					
Reserve	\$ -	\$ 71,769	\$ -	\$ -	\$ 71,769
Revenue	\$ -	\$ 75,327	\$ -	\$ -	\$ 75,327
Prepayment	\$ -	\$ 613	\$ -	\$ -	\$ 613
Construction	\$ -	\$ -	\$ 529	\$ -	\$ 529
Series 2021 Phase 4A/5A					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 80,592	\$ -	\$ -	\$ 80,592
Construction	\$ -	\$ -	\$ 10	\$ -	\$ 10
Series 2022 Phase 3A/6A					
Reserve	\$ -	\$ 15,095	\$ -	\$ -	\$ 15,095
Revenue	\$ -	\$ 79,217	\$ -	\$ -	\$ 79,217
Construction	\$ -	\$ -	\$ 68,000	\$ -	\$ 68,000
Series 2023 Phase 4B/5B					
Reserve	\$ -	\$ 76,785	\$ -	\$ -	\$ 76,785
Revenue	\$ -	\$ 69,398	\$ -	\$ -	\$ 69,398
Prepayment	\$ -	\$ 1,463	\$ -	\$ -	\$ 1,463
Construction	\$ -	\$ -	\$ 28,936	\$ -	\$ 28,936
Series 2023 Phase 4C					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Revenue	\$ -	\$ 68,460	\$ -	\$ -	\$ 68,460
Cost of Issuance	\$ -	\$ -	\$ 37	\$ -	\$ 37
Series 2024 Phase 7					
Reserve	\$ -	\$ 162,055	\$ -	\$ -	\$ 162,055
Revenue	\$ -	\$ 150,456	\$ -	\$ -	\$ 150,456
Construction	\$ -	\$ -	\$ 10,351	\$ -	\$ 10,351
Series 2025 Phase 8					
Reserve	\$ -	\$ 130,775	\$ -	\$ -	\$ 130,775
Revenue	\$ -	\$ 3,273	\$ -	\$ -	\$ 3,273
Construction	\$ -	\$ -	\$ 3,545	\$ -	\$ 3,545
Due From General Fund	\$ -	\$ 17,201	\$ -	\$ -	\$ 17,201
Prepaid Expenses	\$ 7,774	\$ -	\$ -	\$ -	\$ 7,774
Total Assets	\$ 1,316,675	\$ 1,317,149	\$ 126,124	\$ 130,549	\$ 2,890,497
Liabilities:					
Accounts Payable	\$ 44,564	\$ -	\$ -	\$ -	\$ 44,564
Due to Debt Service	\$ 17,201	\$ -	\$ -	\$ -	\$ 17,201
Total Liabilities	\$ 61,765	\$ -	\$ -	\$ -	\$ 61,765
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	\$ 7,774	\$ -	\$ -	\$ -	\$ 7,774
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 170,133	\$ -	\$ -	\$ 170,133
Debt Service - Series 2021 Phase 2	\$ -	\$ 149,767	\$ -	\$ -	\$ 149,767
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 158,097	\$ -	\$ -	\$ 158,097
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 96,470	\$ -	\$ -	\$ 96,470
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 149,840	\$ -	\$ -	\$ 149,840
Debt Service - Series 2023 Phase 4C	\$ -	\$ 141,649	\$ -	\$ -	\$ 141,649
Debt Service - Series 2024 Phase 7	\$ -	\$ 317,145	\$ -	\$ -	\$ 317,145
Debt Service - Series 2025 Phase 8	\$ -	\$ 134,048	\$ -	\$ -	\$ 134,048
Capital Reserve	\$ -	\$ -	\$ -	\$ 130,549	\$ 130,549
Capital Projects	\$ -	\$ -	\$ 126,124	\$ -	\$ 126,124
Unassigned	\$ 1,247,136	\$ -	\$ -	\$ -	\$ 1,247,136
Total Fund Balances	\$ 1,254,910	\$ 1,317,149	\$ 126,124	\$ 130,549	\$ 2,828,732
Total Liabilities & Fund Balance	\$ 1,316,675	\$ 1,317,149	\$ 126,124	\$ 130,549	\$ 2,890,497

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Assessments - Tax Collector	\$ 1,664,769	\$ 1,664,769	\$ 1,661,269	\$ (3,500)
Assessments - Direct	\$ 136,906	\$ 136,906	\$ 102,679	\$ (34,227)
Cost Share Revenue	\$ 11,144	\$ -	\$ -	\$ -
Special Events Revenue	\$ 17,500	\$ 11,667	\$ 666	\$ (11,001)
Miscellaneous Income	\$ 9,000	\$ 9,000	\$ 12,935	\$ 3,935
Interest Income	\$ 24,000	\$ 24,000	\$ 26,935	\$ 2,935
Total Revenues	\$ 1,863,319	\$ 1,846,342	\$ 1,804,485	\$ (41,857)
Expenditures				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,600	\$ 4,400
FICA Expense	\$ 918	\$ 612	\$ 275	\$ 337
Engineering	\$ 10,000	\$ 6,667	\$ 4,998	\$ 1,669
Attorney	\$ 20,000	\$ 13,333	\$ 11,349	\$ 1,985
Annual Audit	\$ 12,800	\$ 12,800	\$ 11,400	\$ 1,400
Assessment Administration	\$ 11,464	\$ 11,464	\$ 11,464	\$ (0)
Arbitrage	\$ 3,600	\$ 2,250	\$ 2,250	\$ -
Dissemination	\$ 22,500	\$ 15,000	\$ 15,833	\$ (833)
Trustee Fees	\$ 44,863	\$ 26,483	\$ 26,483	\$ -
Management Fees	\$ 46,350	\$ 30,900	\$ 30,900	\$ -
Information Technology	\$ 2,064	\$ 1,376	\$ 1,376	\$ 0
Website Maintenance	\$ 1,376	\$ 917	\$ 917	\$ 0
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage	\$ 1,000	\$ 667	\$ 629	\$ 38
Insurance	\$ 8,810	\$ 8,810	\$ 7,029	\$ 1,781
Printing & Binding	\$ 3,000	\$ 2,000	\$ 522	\$ 1,478
Legal Advertising	\$ 3,800	\$ 2,533	\$ 1,730	\$ 803
Other Current Charges	\$ 2,000	\$ 1,333	\$ 610	\$ 723
Property Appraiser Fees	\$ 600	\$ 600	\$ 1,800	\$ (1,200)
Office Supplies	\$ 300	\$ 200	\$ 5	\$ 195
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 207,920	\$ 146,321	\$ 133,345	\$ 12,976

Tohoqua
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 24,797	\$ 16,532	\$ 22,121	\$ (5,590)
Amenities Management	\$ 144,664	\$ 96,442	\$ 96,443	\$ -
Landscape Maintenance	\$ 604,509	\$ 403,006	\$ 343,821	\$ 59,185
Lake Maintenance	\$ 30,240	\$ 20,160	\$ 27,303	\$ (7,143)
Pool Maintenance	\$ 42,300	\$ 28,200	\$ 20,035	\$ 8,165
Pest Control	\$ 1,440	\$ 960	\$ 636	\$ 324
Janitorial Services	\$ 41,460	\$ 27,640	\$ 14,280	\$ 13,360
Subtotal Contract Services	\$ 889,410	\$ 592,940	\$ 524,639	\$ 68,300
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 20,000	\$ 8,780	\$ 11,220
Mulch	\$ 50,000	\$ 50,000	\$ 66,677	\$ (16,677)
Tree Removal & Replacement	\$ 35,000	\$ 23,333	\$ 13,437	\$ 9,896
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 6,219	\$ (1,219)
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 865	\$ 5,802
Alley & Sidewalk Maintenance	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Signage	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Walls & Monument Repair	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Pressure Washing	\$ 17,500	\$ 11,667	\$ -	\$ 11,667
Fencing	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Subtotal Repairs & Maintenance	\$ 155,000	\$ 121,667	\$ 95,979	\$ 25,688
Utilities				
Pool - Electric	\$ 38,280	\$ 25,520	\$ 13,900	\$ 11,620
Pool - Water	\$ 26,400	\$ 17,600	\$ 29,200	\$ (11,600)
Electric	\$ 2,500	\$ 1,667	\$ 1,544	\$ 122
Water & Sewer	\$ 120,000	\$ 80,000	\$ 69,104	\$ 10,896
Streetlights	\$ 134,436	\$ 89,624	\$ 83,133	\$ 6,491
Internet	\$ -	\$ -	\$ 460	\$ (460)
Subtotal Utilities	\$ 321,616	\$ 214,411	\$ 197,343	\$ 17,068

Tohoqua
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Amenities				
Property Insurance	\$ 54,366	\$ 54,366	\$ 43,413	\$ 10,953
Pool Attendants	\$ 32,400	\$ 21,600	\$ 4,435	\$ 17,165
Facility Maintenance	\$ 113,750	\$ 75,833	\$ 75,833	\$ (0)
Pool Repairs & Maintenance	\$ 45,000	\$ 30,000	\$ 23,829	\$ 6,171
Pool Permits	\$ 650	\$ 650	\$ 1,125	\$ (475)
Access Cards & Equipment Supplies	\$ 6,600	\$ 4,400	\$ 2,579	\$ 1,821
Fire Alarm & Security Monitoring	\$ 840	\$ 560	\$ 280	\$ 280
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 1,333	\$ 1,000	\$ 333
Fire Extinguisher Inspections	\$ 150	\$ 100	\$ -	\$ 100
Amenity Signage	\$ 4,000	\$ 2,667	\$ 3,115	\$ (449)
Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 9,126	\$ 875
Office Supplies	\$ 2,000	\$ 1,333	\$ 402	\$ 932
Operating Supplies	\$ 6,000	\$ 6,000	\$ 8,867	\$ (2,867)
Doggie Pots	\$ 3,500	\$ 2,333	\$ 144	\$ 2,190
Special Events	\$ 35,000	\$ 23,333	\$ 13,034	\$ 10,299
Termite Bond	\$ 618	\$ -	\$ -	\$ -
Holiday Décor	\$ 15,794	\$ 5,100	\$ 5,100	\$ -
Subtotal Amenities	\$ 337,668	\$ 239,609	\$ 192,283	\$ 47,326
Other				
Contingency	\$ 25,000	\$ 16,667	\$ 6,430	\$ 10,237
Subtotal Other	\$ 25,000	\$ 16,667	\$ 6,430	\$ 10,237
Total Operations & Maintenance	\$ 1,728,694	\$ 1,185,293	\$ 1,016,674	\$ 168,620
Total Expenditures	\$ 1,936,614	\$ 1,331,614	\$ 1,150,018	\$ 181,595
Excess (Deficiency) of Revenues over Expenditures	\$ (73,294)		\$ 654,466	
<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)		\$ 604,466	
Fund Balance - Beginning	\$ 123,294		\$ 650,443	
Fund Balance - Ending	\$ -		\$ 1,254,910	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 137,458	\$ 137,166	\$ (292)
Interest Income	\$ 3,473	\$ 3,473	\$ 4,798	\$ 1,325
Total Revenues	\$ 140,931	\$ 140,931	\$ 141,964	\$ 1,033
Expenditures:				
Interest Payment - 11/01	\$ 44,953	\$ 44,953	\$ 44,953	\$ -
Principal Payment - 5/01	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest Payment - 5/01	\$ 44,953	\$ 44,953	\$ 44,953	\$ -
Total Expenditures	\$ 134,905	\$ 134,905	\$ 134,905	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,026		\$ 7,059	
Fund Balance - Beginning	\$ 92,809		\$ 163,074	
Fund Balance - Ending	\$ 98,835		\$ 170,133	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 144,764	\$ 143,687	\$ (1,077)
Interest Income	\$ 3,203	\$ 3,203	\$ 4,518	\$ 1,315
Total Revenues	\$ 147,967	\$ 147,967	\$ 148,205	\$ 238
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	\$ 60,000	\$ 60,000	\$ -
Interest Payment - 5/01	\$ 42,409	\$ 42,409	\$ 42,125	\$ 284
Total Expenditures	\$ 144,819	\$ 144,819	\$ 159,534	\$ (14,716)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,148		\$ (11,330)	
Fund Balance - Beginning	\$ 74,851		\$ 161,097	
Fund Balance - Ending	\$ 77,999		\$ 149,767	

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 150,700	\$ 150,700	\$ 150,384	\$ (316)
Interest Income	\$ 3,299	\$ 3,299	\$ 4,716	\$ 1,417
Total Revenues	\$ 153,999	\$ 153,999	\$ 155,100	\$ 1,101
Expenditures:				
Interest Payment - 11/01	\$ 45,280	\$ 45,280	\$ 45,280	\$ -
Principal Payment - 5/01	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest Payment - 5/01	\$ 45,280	\$ 45,280	\$ 45,280	\$ -
Total Expenditures	\$ 150,560	\$ 150,560	\$ 150,560	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,439		\$ 4,540	
Fund Balance - Beginning	\$ 76,924		\$ 153,556	
Fund Balance - Ending	\$ 80,364		\$ 158,097	

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 150,950	\$ 150,950	\$ 150,633	\$ (317)
Interest Income	\$ 2,270	\$ 2,270	\$ 2,402	\$ 132
Total Revenues	\$ 153,220	\$ 153,220	\$ 153,035	\$ (185)
Expenditures:				
Interest Payment - 11/01	\$ 58,704	\$ 58,704	\$ 58,704	\$ -
Principal Payment - 5/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 5/01	\$ 58,704	\$ 58,704	\$ 58,704	\$ -
Total Expenditures	\$ 147,408	\$ 147,408	\$ 147,408	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,813		\$ 5,627	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (60,380)	\$ (60,380)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (60,380)	\$ (60,380)
Net Change in Fund Balance	\$ 5,813		\$ (54,753)	
Fund Balance - Beginning	\$ 73,692		\$ 151,223	
Fund Balance - Ending	\$ 79,505		\$ 96,470	

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 153,425	\$ 153,425	\$ 153,103	\$ (322)
Interest Income	\$ 2,777	\$ 2,777	\$ 2,802	\$ 25
Total Revenues	\$ 156,202	\$ 156,202	\$ 155,905	\$ (297)
Expenditures:				
Interest Payment - 11/01	\$ 58,485	\$ 58,485	\$ 58,485	\$ -
Principal Payment - 5/01	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest Payment - 5/01	\$ 58,485	\$ 58,485	\$ 58,485	\$ -
Total Expenditures	\$ 151,970	\$ 151,970	\$ 151,970	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,232		\$ 3,935	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,871)	\$ (1,871)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,871)	\$ (1,871)
Net Change in Fund Balance	\$ 4,232		\$ 2,064	
Fund Balance - Beginning	\$ 70,732		\$ 147,776	
Fund Balance - Ending	\$ 74,964		\$ 149,840	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 142,307	\$ 142,307	\$ 142,009	\$ (299)
Interest Income	\$ 2,859	\$ 2,859	\$ 4,044	\$ 1,185
Total Revenues	\$ 145,167	\$ 145,167	\$ 146,053	\$ 886
Expenditures:				
Interest Payment - 11/01	\$ 56,170	\$ 56,170	\$ 56,170	\$ -
Principal Payment - 5/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 5/01	\$ 56,170	\$ 56,170	\$ 56,170	\$ -
Total Expenditures	\$ 142,340	\$ 142,340	\$ 142,340	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,827		\$ 3,713	
Fund Balance - Beginning	\$ 65,544		\$ 137,936	
Fund Balance - Ending	\$ 68,371		\$ 141,649	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ 324,110	\$ 324,110	\$ 323,429	\$ (681)
Interest Income	\$ 6,266	\$ 6,266	\$ 9,073	\$ 2,807
Total Revenues	\$ 330,376	\$ 330,376	\$ 332,502	\$ 2,126
Expenditures:				
Interest Payment - 11/01	\$ 126,414	\$ 126,414	\$ 126,414	\$ (0)
Principal Payment - 5/01	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest Payment - 5/01	\$ 126,414	\$ 126,414	\$ 126,414	\$ (0)
Total Expenditures	\$ 322,829	\$ 322,829	\$ 322,829	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,547		\$ 9,673	
Fund Balance - Beginning	\$ 142,570		\$ 307,472	
Fund Balance - Ending	\$ 150,117		\$ 317,145	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Special Assessments	\$ -	\$ -	\$ 160,036	\$ 160,036
Interest Income	\$ -	\$ -	\$ 2,385	\$ 2,385
Total Revenues	\$ -	\$ -	\$ 162,420	\$ 162,420
Expenditures:				
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/01	\$ -	\$ -	\$ 65,000	\$ (65,000)
Interest Payment - 5/01	\$ -	\$ -	\$ 94,147	\$ (94,147)
Total Expenditures	\$ -	\$ -	\$ 159,147	\$ (159,147)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,273	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 130,775	\$ 130,775
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 130,775	\$ 130,775
Net Change in Fund Balance	\$ -	\$ -	\$ 134,048	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 134,048	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ 497	\$ 497	\$ 2,445	\$ 1,948
Total Revenues	\$ 497	\$ 497	\$ 2,445	\$ 1,948
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 497		\$ 2,445	
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		\$ 52,445	
Fund Balance - Beginning	\$ 78,038		\$ 78,104	
Fund Balance - Ending	\$ 128,535		\$ 130,549	

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

	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	\$ 354	\$ 13	\$ 0	\$ 590	\$ 670	\$ 1	\$ 249	\$ 13,061			\$ 14,938
Total Revenues	\$ 354	\$ 13	\$ 0	\$ 590	\$ 670	\$ 1	\$ 249	\$ 13,061			\$ 14,938
Expenditures:											
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,478,277			\$ 3,478,277
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,018			\$ 274,018
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,752,295			\$ 3,752,295
Excess (Deficiency) of Revenues over Expenditures	\$ 354	\$ 13	\$ 0	\$ 590	\$ 670	\$ 1	\$ 249	\$ (3,739,234)			\$ (3,737,357)
Other Financing Sources/(Uses)											
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,749,225			\$ 3,749,225
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 60,380	\$ 1,871	\$ -	\$ -	\$ -			\$ 62,251
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 60,380	\$ 1,871	\$ -	\$ -	\$ 3,749,225			\$ 3,811,476
Net Change in Fund Balance	\$ 354	\$ 13	\$ 0	\$ 60,970	\$ 2,541	\$ 1	\$ 249	\$ 9,991			\$ 74,119
Fund Balance - Beginning	\$ 14,362	\$ 516	\$ 10	\$ 7,030	\$ 26,395	\$ 36	\$ 10,102	\$ (6,446)			\$ 52,004
Fund Balance - Ending	\$ 14,716	\$ 529	\$ 10	\$ 68,000	\$ 28,936	\$ 37	\$ 10,351	\$ 3,545			\$ 126,124

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	\$ 7,976	\$ 4,087	\$ 18,833	\$ 4,972	\$ -	\$ -	\$ -	\$ -	\$ 1,661,269
Assessments - Direct	\$ 68,453	\$ -	\$ -	\$ 34,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,679
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events Revenue	\$ -	\$ 55	\$ -	\$ 190	\$ -	\$ 140	\$ 281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666
Miscellaneous Income	\$ 2,180	\$ 300	\$ 920	\$ 1,270	\$ 1,340	\$ 2,250	\$ (210)	\$ 4,885	\$ -	\$ -	\$ -	\$ -	\$ 12,935
Interest Income	\$ 1,139	\$ 1,070	\$ 1,183	\$ 5,269	\$ 4,644	\$ 4,893	\$ 4,572	\$ 4,164	\$ -	\$ -	\$ -	\$ -	\$ 26,935
Total Revenues	\$ 71,772	\$ 86,492	\$ 1,519,663	\$ 63,730	\$ 13,960	\$ 11,370	\$ 23,477	\$ 14,021	\$ -	\$ -	\$ -	\$ -	\$ 1,804,485
Expenditures													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ 95	\$ -	\$ 1,168	\$ 713	\$ 1,520	\$ 570	\$ 375	\$ 558	\$ -	\$ -	\$ -	\$ -	\$ 4,998
Attorney	\$ 1,356	\$ 1,381	\$ 1,544	\$ 734	\$ 1,919	\$ 1,875	\$ 1,848	\$ 693	\$ -	\$ -	\$ -	\$ -	\$ 11,349
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 11,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,400
Assessment Administration	\$ 11,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,464
Arbitrage	\$ 450	\$ -	\$ 900	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Dissemination	\$ 1,667	\$ 1,667	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ -	\$ -	\$ -	\$ -	\$ 15,833
Trustee Fees	\$ 14,323	\$ 4,074	\$ -	\$ -	\$ -	\$ 2,388	\$ 5,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,483
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ 30,900
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ 1,376
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ 917
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 87	\$ 126	\$ 6	\$ 84	\$ 20	\$ 93	\$ 19	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ 629
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Printing & Binding	\$ 28	\$ 65	\$ 39	\$ 71	\$ 35	\$ 82	\$ 80	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ 522
Legal Advertising	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ 822	\$ 262	\$ 441	\$ -	\$ -	\$ -	\$ -	\$ 1,730
Other Current Charges	\$ 176	\$ -	\$ 35	\$ 68	\$ 44	\$ 87	\$ 89	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ 610
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 42,065	\$ 12,324	\$ 10,785	\$ 7,902	\$ 24,282	\$ 13,031	\$ 14,604	\$ 8,352	\$ -	\$ -	\$ -	\$ -	\$ 133,345

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	\$ 2,066	\$ 2,066	\$ 7,656	\$ 2,066	\$ -	\$ -	\$ -	\$ -	22,121
Amenities Management	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ -	\$ -	\$ -	\$ -	96,443
Landscape Maintenance	\$ 40,235	\$ 40,217	\$ 40,246	\$ 43,948	\$ 43,847	\$ 43,847	\$ 43,934	\$ 47,547	\$ -	\$ -	\$ -	\$ -	343,821
Lake Maintenance	\$ 5,305	\$ 1,250	\$ 3,380	\$ 2,515	\$ 2,579	\$ 7,915	\$ 2,430	\$ 1,930	\$ -	\$ -	\$ -	\$ -	27,303
Pool Maintenance	\$ 1,735	\$ 1,900	\$ 1,900	\$ 1,900	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ -	\$ -	\$ -	\$ -	20,035
Pest Control	\$ 138	\$ 69	\$ 69	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	636
Janitorial Services	\$ 1,904	\$ 2,380	\$ 1,904	\$ 2,142	\$ 1,904	\$ 2,142	\$ 1,904	\$ -	\$ -	\$ -	\$ -	\$ -	14,280
Subtotal Contract Services	\$ 63,439	\$ 59,938	\$ 61,620	\$ 64,698	\$ 65,674	\$ 71,248	\$ 71,202	\$ 66,821	\$ -	\$ -	\$ -	\$ -	524,639
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ 4,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	8,780
Mulch	\$ -	\$ -	\$ 66,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	66,677
Tree Removal & Replacement	\$ -	\$ -	\$ -	\$ 8,271	\$ 1,894	\$ 781	\$ 2,491	\$ -	\$ -	\$ -	\$ -	\$ -	13,437
Irrigation Repairs	\$ 994	\$ -	\$ 2,438	\$ -	\$ 1,374	\$ 736	\$ 678	\$ -	\$ -	\$ -	\$ -	\$ -	6,219
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865	\$ -	\$ -	\$ -	\$ -	865
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ (850)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Repairs & Maintenance	\$ 994	\$ 4,880	\$ 69,115	\$ 8,271	\$ 4,118	\$ 666	\$ 3,169	\$ 4,765	\$ -	\$ -	\$ -	\$ -	95,979
Utilities													
Pool - Electric	\$ 2,882	\$ 3,244	\$ 3,553	\$ 623	\$ 783	\$ 1,061	\$ 857	\$ 898	\$ -	\$ -	\$ -	\$ -	13,900
Pool - Water	\$ 3,808	\$ 4,101	\$ 4,124	\$ 4,145	\$ 3,592	\$ 4,211	\$ 2,301	\$ 2,919	\$ -	\$ -	\$ -	\$ -	29,200
Electric	\$ 27	\$ 130	\$ 238	\$ 239	\$ 228	\$ 230	\$ 229	\$ 224	\$ -	\$ -	\$ -	\$ -	1,544
Water & Sewer	\$ 6,285	\$ 7,646	\$ 17,485	\$ 10,660	\$ 4,723	\$ 8,911	\$ 6,108	\$ 7,287	\$ -	\$ -	\$ -	\$ -	69,104
Streetlights	\$ 9,998	\$ 10,391	\$ 10,434	\$ 10,474	\$ 10,486	\$ 10,486	\$ 10,450	\$ 10,413	\$ -	\$ -	\$ -	\$ -	83,133
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ 230	\$ 115	\$ -	\$ -	\$ -	\$ -	460
Subtotal Utilities	\$ 23,000	\$ 25,512	\$ 35,833	\$ 26,141	\$ 19,812	\$ 25,015	\$ 20,175	\$ 21,856	\$ -	\$ -	\$ -	\$ -	197,343

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	\$ -	\$ -	\$ -	\$ 9,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,413
Pool Attendants	\$ 1,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,173	\$ -	\$ -	\$ -	\$ -	\$ 4,435
Facility Maintenance	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ -	\$ -	\$ -	\$ -	\$ 75,833
Pool Repairs & Maintenance	\$ 2,422	\$ 2,606	\$ 1,675	\$ 2,321	\$ 3,697	\$ 3,660	\$ 3,821	\$ 3,626	\$ -	\$ -	\$ -	\$ -	\$ 23,829
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Access Cards & Equipment Supplies	\$ 109	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,579
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 280
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Signage	\$ 18	\$ 198	\$ -	\$ -	\$ 2,556	\$ -	\$ 334	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ 3,115
Repairs & Maintenance	\$ 648	\$ 836	\$ 1,104	\$ 286	\$ 10	\$ 1,069	\$ 1,635	\$ 3,538	\$ -	\$ -	\$ -	\$ -	\$ 9,126
Office Supplies	\$ 131	\$ 54	\$ 76	\$ 20	\$ 16	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402
Operating Supplies	\$ 2,693	\$ -	\$ 1,366	\$ 1,783	\$ -	\$ 2,199	\$ 777	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 8,867
Doggie Pots	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144
Special Events	\$ 897	\$ 4,107	\$ 2,284	\$ 382	\$ 281	\$ 836	\$ 2,984	\$ 1,263	\$ -	\$ -	\$ -	\$ -	\$ 13,034
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 56,743	\$ 17,316	\$ 16,189	\$ 14,305	\$ 26,059	\$ 18,383	\$ 21,366	\$ 21,923	\$ -	\$ -	\$ -	\$ -	\$ 192,283
Other													
Contingency	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ 6,430
Subtotal Other	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ 6,430
Total Operations & Maintenance	\$ 144,175	\$ 111,712	\$ 182,757	\$ 113,416	\$ 115,662	\$ 115,313	\$ 115,911	\$ 117,728	\$ -	\$ -	\$ -	\$ -	\$ 1,016,674
Total Expenditures	\$ 186,241	\$ 124,036	\$ 193,542	\$ 121,318	\$ 139,944	\$ 128,343	\$ 130,515	\$ 126,079	\$ -	\$ -	\$ -	\$ -	\$ 1,150,018
Excess (Deficiency) of Revenues over Expenditures	\$ (114,469)	\$ (37,544)	\$ 1,326,121	\$ (57,588)	\$ (125,984)	\$ (116,973)	\$ (107,038)	\$ (112,059)	\$ -	\$ -	\$ -	\$ -	\$ 654,466
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	\$ (114,469)	\$ (37,544)	\$ 1,276,121	\$ (57,588)	\$ (125,984)	\$ (116,973)	\$ (107,038)	\$ (112,059)	\$ -	\$ -	\$ -	\$ -	\$ 604,466

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)
Less: Principal Payment - 5/1/26		(\$45,000)
Current Bonds Outstanding		\$1,845,000

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	\$71,769	
Reserve Fund Balance	\$71,769	
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)
Less: Principal Payment - 5/1/26		(\$60,000)
Current Bonds Outstanding		\$2,285,000

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)
Less: Principal Payment - 5/1/26		(\$60,000)
Current Bonds Outstanding		\$2,380,000

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	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$15,095	
Reserve Fund Balance	\$15,095	
Bonds Outstanding - 11/04/22		\$2,120,000
Less: Principal Payment - 5/1/24		(\$30,000)
Less: Principal Payment - 5/1/25		(\$30,000)
Less: Principal Payment - 5/1/26		(\$30,000)
Current Bonds Outstanding		\$2,030,000

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)
Less: Principal Payment - 5/1/26		(\$35,000)
Current Bonds Outstanding		\$2,120,000

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)
Less: Principal Payment - 5/1/26		(\$30,000)
Current Bonds Outstanding		\$1,891,946

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)
Less: Principal Payment - 5/1/26		(\$70,000)
Current Bonds Outstanding		\$4,481,112

Series 2025 Phase 8, Special Assessment Revenue Bonds		
Interest Rates:	4.000%, 4.250%, 5.250%, 5.500%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$130,775	
Reserve Fund Balance	\$130,775	
Bonds Outstanding - 11/12/2025		\$3,802,400
Less: Principal Payment - 5/1/26		(\$65,000)
Current Bonds Outstanding		\$3,737,400

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
2/9/26	ACH	\$ 265.06	\$ -	\$ (5.30)	\$ -	\$ 259.76	\$ 150.80	\$ 12.45	\$ 13.04	\$ 13.65	\$ 13.67	\$ 13.90	\$ 12.89	\$ 29.36	\$ 259.76
2/9/26	ACH	\$ 14,035.81	\$ (280.71)	\$ (275.10)	\$ -	\$ 13,480.00	\$ 7,825.44	\$ 646.13	\$ 676.84	\$ 708.39	\$ 709.56	\$ 721.19	\$ 668.93	\$ 1,523.52	\$ 13,480.00
3/10/26	ACH	\$ 7,236.98	\$ (53.34)	\$ (143.67)	\$ -	\$ 7,039.97	\$ 4,086.86	\$ 337.44	\$ 353.48	\$ 369.96	\$ 370.57	\$ 376.65	\$ 349.35	\$ 795.66	\$ 7,039.97
4/8/26	ACH	\$ 29,103.66	\$ (20.78)	\$ (582.07)	\$ -	\$ 28,500.81	\$ 16,545.36	\$ 1,366.10	\$ 1,431.05	\$ 1,497.75	\$ 1,500.22	\$ 1,524.82	\$ 1,414.33	\$ 3,221.18	\$ 28,500.81
4/8/26	ACH	\$ 3,978.33	\$ -	\$ (79.57)	\$ -	\$ 3,898.76	\$ 2,263.32	\$ 186.88	\$ 195.76	\$ 204.88	\$ 205.22	\$ 208.59	\$ 193.47	\$ 440.64	\$ 3,898.76
4/24/26	ACH	\$ -	\$ -	\$ -	\$ 42.67	\$ 42.67	\$ 24.77	\$ 2.05	\$ 2.14	\$ 2.24	\$ 2.25	\$ 2.28	\$ 2.12	\$ 4.82	\$ 42.67
5/8/26	ACH	\$ 533.78	\$ -	\$ (10.68)	\$ -	\$ 523.10	\$ 303.67	\$ 25.07	\$ 26.27	\$ 27.49	\$ 27.53	\$ 27.99	\$ 25.96	\$ 59.12	\$ 523.10
5/8/26	ACH	\$ 8,205.49	\$ -	\$ (164.11)	\$ -	\$ 8,041.38	\$ 4,668.20	\$ 385.44	\$ 403.77	\$ 422.58	\$ 423.28	\$ 430.22	\$ 399.05	\$ 908.84	\$ 8,041.38
Total		\$ 3,036,783.74	\$ (118,861.50)	\$ (58,358.86)	\$ 2,115.75	\$ 2,861,679.13	\$ 1,661,269.15	\$ 137,165.80	\$ 143,687.22	\$ 150,384.07	\$ 150,632.74	\$ 153,102.82	\$ 142,008.65	\$ 323,428.68	\$ 2,861,679.13

100%	Net Percent Collected
\$ 6,027.39	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	Series 2025 Debt
10/23/25	11/1/24	95036423	\$ 68,452.95	\$ 68,452.95	\$ 68,452.95	\$ -
1/28/26	2/1/25	95038459	\$ 34,226.48	\$ 34,226.48	\$ 34,226.48	\$ -
4/1/26	3/15/26	95039348	\$ 160,035.69	\$ 160,035.69	\$ -	\$ 160,035.69
	5/1/25		\$ 34,226.48			
			\$ 296,941.60	\$ 262,715.12	\$ 102,679.43	\$ 160,035.69