Tohoqua
Community Development District

Adopted Budget
FY2027

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Tohoqua

Community Development District

General Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Assessments - Tax Collector	$ 1,664,769	$ 1,669,594	$ -	$ 1,669,594	$ 1,975,736
Assessments - Direct	$ 136,906	$ 102,679	$ 34,226	$ 136,906	$ -
Cost Share Revenue	$ 11,144	$ 5,572	$ 5,572	$ 11,144	$ 11,144
Special Events Revenue	$ 17,500	$ 846	$ 508	$ 1,354	$ 10,000
Miscellaneous Revenue	$ 9,000	$ 13,845	$ 2,250	$ 16,095	$ 9,000
Interest Income	$ 24,000	$ 30,608	$ 4,000	$ 34,608	$ 24,000
Total Revenues	**$ 1,986,614**	**$ 1,823,144**	**$ 46,556**	**$ 1,869,701**	**$ 2,029,881**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 4,200	$ 3,000	$ 7,200	$ 12,000
FICA Expense	$ 918	$ 321	$ 230	$ 551	$ 918
Engineering	$ 10,000	$ 4,998	$ 2,500	$ 7,498	$ 10,000
Attorney	$ 20,000	$ 11,349	$ 5,000	$ 16,349	$ 20,000
Annual Audit	$ 12,800	$ 11,400	$ -	$ 11,400	$ 12,900
Assessment Administration	$ 11,464	$ 11,464	$ -	$ 11,464	$ 12,037
Arbitrage	$ 3,600	$ 2,250	$ 1,350	$ 3,600	$ 3,600
Dissemination	$ 22,500	$ 17,917	$ 6,250	$ 24,167	$ 28,750
Trustee Fees	$ 44,863	$ 26,483	$ 18,380	$ 44,863	$ 44,863
Management Fees	$ 46,350	$ 34,763	$ 11,588	$ 46,350	$ 48,668
Information Technology	$ 2,064	$ 1,548	$ 516	$ 2,064	$ 2,167
Website Maintenance	$ 1,376	$ 1,032	$ 344	$ 1,376	$ 1,445
Telephone	$ 300	$ -	$ -	$ -	$ 300
Postage	$ 1,000	$ 696	$ 250	$ 946	$ 1,000
Insurance	$ 8,810	$ 7,029	$ -	$ 7,029	$ 7,732
Printing & Binding	$ 3,000	$ 747	$ 428	$ 1,176	$ 3,000
Legal Advertising	$ 3,800	$ 1,771	$ 950	$ 2,721	$ 3,800
Other Current Charges	$ 2,000	$ 713	$ 302	$ 1,015	$ 2,000
Property Appraiser Fees	$ 600	$ 1,800	$ -	$ 1,800	$ 1,800
Office Supplies	$ 300	$ 5	$ 10	$ 15	$ 300
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative:	**$ 207,920**	**$ 140,661**	**$ 51,098**	**$ 191,759**	**$ 217,455**
Operations & Maintenance					
Contract Services					
Field Management	$ 24,797	$ 18,598	$ 6,199	$ 24,797	$ 26,037
Amenities Management	$ 144,664	$ 108,498	$ 36,166	$ 144,664	$ 151,897
Landscape Maintenance	$ 604,509	$ 391,369	$ 142,641	$ 534,010	$ 610,000
Lake Maintenance	$ 30,240	$ 29,233	$ 7,500	$ 36,733	$ 45,630
Pool Maintenance	$ 42,300	$ 23,185	$ 9,450	$ 32,635	$ 37,800
Pest Control	$ 1,440	$ 636	$ 288	$ 924	$ 1,996
Fitness Equipment Maintenance	$ -	$ -	$ -	$ -	$ 3,220
Janitorial Services	$ 41,460	$ 14,280	$ 10,200	$ 24,480	$ 28,560
Contract Services Subtotal:	**$ 889,410**	**$ 585,798**	**$ 212,444**	**$ 798,243**	**$ 905,140**

Tohoqua

Community Development District

General Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Repairs & Maintenance					
Landscape Replacement	$ 30,000	$ 8,780	$ 7,500	$ 16,280	$ 50,000
Mulch	$ 50,000	$ 66,677	$ -	$ 66,677	$ -
Tree Removal & Replacement	$ 35,000	$ 13,437	$ 8,750	$ 22,187	$ 35,000
Irrigation Repairs	$ 5,000	$ 6,219	$ 1,250	$ 7,469	$ 10,000
General Repairs & Maintenance	$ 10,000	$ 1,495	$ 2,243	$ 3,738	$ 10,000
Sidewalk Maintenance	$ 3,000	$ -	$ 750	$ 750	$ 3,000
Signage	$ 1,500	$ -	$ 375	$ 375	$ 1,500
Walls & Monument Repair	$ 1,500	$ -	$ 375	$ 375	$ 1,500
Pressure Washing	$ 17,500	$ -	$ 4,375	$ 4,375	$ 17,500
Fencing	$ 1,500	$ -	$ 375	$ 375	$ 1,500
Repairs & Maintenance Subtotal:	**$ 155,000**	**$ 96,609**	**$ 25,993**	**$ 122,601**	**$ 130,000**
Utilities					
Amenity Center - Electric	$ 38,280	$ 16,680	$ 4,534	$ 21,214	$ 44,000
Amenity Center - Water	$ 26,400	$ 33,695	$ 9,000	$ 42,695	$ 55,000
Electric	$ 2,500	$ 1,758	$ 690	$ 2,448	$ 3,500
Water & Sewer	$ 120,000	$ 78,709	$ 27,000	$ 105,709	$ 130,000
Streetlights	$ 134,436	$ 93,546	$ 31,276	$ 124,822	$ 144,024
Internet	$ -	$ 575	$ 345	$ 920	$ 1,560
Utilities Subtotal:	**$ 321,616**	**$ 224,963**	**$ 72,845**	**$ 297,808**	**$ 378,084**
Amenities					
Property Insurance	$ 54,366	$ 43,413	$ -	$ 43,413	$ 45,881
Pool Attendants	$ 32,400	$ 14,856	$ 15,000	$ 29,856	$ 32,400
Facility Maintenance	$ 113,750	$ 85,313	$ 28,438	$ 113,750	$ 119,438
Pool Repairs & Maintenance	$ 45,000	$ 29,192	$ 11,250	$ 40,442	$ 45,000
Pool Permits	$ 650	$ 1,125	$ -	$ 1,125	$ 750
Access Cards & Equipment Supplies	$ 6,600	$ 5,870	$ 730	$ 6,600	$ 3,300
Fire Alarm & Security Monitoring	$ 840	$ 315	$ 105	$ 420	$ 840
Fire Alarm & Security Monitoring Repairs	$ 2,000	$ 1,000	$ 500	$ 1,500	$ 2,000
Fire Extinguisher Inspections	$ 150	$ -	$ 150	$ 150	$ 200
Amenity Signage	$ 4,000	$ 3,115	$ 1,000	$ 4,115	$ 2,000
Repairs & Maintenance	$ 15,000	$ 11,453	$ 7,500	$ 18,952	$ 20,000
Office Supplies	$ 2,000	$ 555	$ 500	$ 1,055	$ 2,500
Operating Supplies	$ 6,000	$ 11,429	$ 1,500	$ 12,929	$ 10,000
Doggie Pots	$ 3,500	$ 144	$ 875	$ 1,019	$ 3,500
Special Events	$ 35,000	$ 14,485	$ 4,500	$ 18,985	$ 20,000
Termite Bond	$ 618	$ -	$ 618	$ 618	$ 1,204
Holiday Décor	$ 15,794	$ 5,100	$ -	$ 5,100	$ 10,100
Amenities Subtotal:	**$ 337,668**	**$ 227,364**	**$ 72,666**	**$ 300,029**	**$ 319,113**
Other					
Contingency	$ 25,000	$ 6,548	$ 6,250	$ 12,798	$ 25,000
Capital Reserve	$ 50,000	$ 50,000	$ -	$ 50,000	$ 55,090
Other Subtotal:	**$ 75,000**	**$ 56,548**	**$ 6,250**	**$ 62,798**	**$ 80,090**
Total Operations & Maintenance:	**$ 1,778,694**	**$ 1,191,282**	**$ 390,198**	**$ 1,581,480**	**$ 1,812,426**
Total Expenditures	**$ 1,986,614**	**$ 1,331,943**	**$ 441,296**	**$ 1,773,239**	**$ 2,029,881**
Excess Revenues/(Expenditures)	$ -	$ 491,201	$ (394,739)	$ 96,462	$ -

Tohoqua

Community Development District

General Fund - Increased Assessments

Product	Assessable Units	ERU	Total ERU's	FY27 Net Assessment	FY 27 Gross Assessment	FY 27 Net Per Unit	FY27 Gross Per Unit	FY26 Gross Per Unit	Increase
Phase 1 - Mattamy - Tax Roll									
Townhome	101	0.6	60.6	$ 67,368	$ 71,668	$667.01	$709.58	$647.07	$62.51
Single-Family 40'	69	0.8	55.2	$ 61,365	$ 65,282	$889.35	$946.11	$862.76	$83.35
Single-Family 45'	97	0.9	87.3	$ 97,050	$ 103,244	$1,000.51	$1,064.38	$970.61	$93.77
Single-Family 55'	61	1.1	67.1	$ 74,594	$ 79,355	$1,222.85	$1,300.90	$1,186.30	$114.61
Single-Family 70'	1	1.4	1.4	$ 1,556	$ 1,656	$1,556.35	$1,655.70	$1,509.83	$145.87
Total Phase 1 - Mattamy	**329**		**271.6**	**$ 301,933**	**$ 321,205**				
Phase 2 - Lennar - Tax Roll									
Single-Family 32'	115	0.65	74.8	$ 83,098	$ 88,402	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	112	1	112.0	$ 124,508	$ 132,456	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 2 - Lennar	**227**		**186.8**	**$ 207,607**	**$ 220,858**				
Phase 3 - Lennar - Tax Roll									
Townhome	61	0.6	36.6	$ 40,688	$ 43,285	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	46	0.65	29.9	$ 33,239	$ 35,361	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	48	1	48.0	$ 53,361	$ 56,767	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 3 - Lennar	**155**		**114.5**	**$ 127,288**	**$ 135,412**				
Phase 4A/5A - Pulte - Tax Roll									
Multi-Family-Duplex	68	0.6	40.8	$ 45,357	$ 48,252	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	57	0.65	37.1	$ 41,188	$ 43,817	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	37	0.8	29.6	$ 32,906	$ 35,006	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	87	1	87.0	$ 96,716	$ 102,890	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4A/5A - Pulte	**249**		**194.5**	**$ 216,167**	**$ 229,964**				
Phase 4B - Pulte - Tax Roll									
Single-Family 32'	67	0.65	43.6	$ 48,414	$ 51,504	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	38	0.8	30.4	$ 33,795	$ 35,952	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	21	1	21.0	$ 23,345	$ 24,835	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4B - Pulte	**126**		**95.0**	**$ 105,554**	**$ 112,292**				
Phase 5B- Pulte - Tax Roll									
Multi-Family-Duplex	72	0.6	43.2	$ 48,025	$ 51,090	$667.01	$709.58	$647.07	$62.51
Single-Family 50'	61	1	61.0	$ 67,813	$ 72,141	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 5B - Pulte	**133**		**104.2**	**$ 115,837**	**$ 123,231**				
Phase 6 - Lennar - Tax Roll									
Townhome	61	0.6	36.6	$ 40,688	$ 43,285	$667.01	$709.58	$647.07	$62.51
Total Phase 6 - Lennar	**61**		**36.6**	**$ 40,688**	**$ 43,285**				
Phase 4C - Pulte - Tax Roll									
Townhome	90	0.6	54.0	$ 60,031	$ 63,863	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	25	0.65	16.3	$ 18,065	$ 19,218	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	102	0.8	81.6	$ 90,713	$ 96,503	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	32	1	32.0	$ 35,574	$ 37,844	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4C - Pulte	**249**		**183.9**	**$ 204,383**	**$ 217,428**				
Phase 7 - Lennar - Tax Roll									
Townhome	95	0.6	57.0	$ 63,366	$ 67,410	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	123	0.65	80.0	$ 88,879	$ 94,552	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	116	1	116.0	$ 128,955	$ 137,186	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 7 - Lennar	**334**		**253.0**	**$ 281,200**	**$ 299,149**				
Phase 8 - Pulte - Tax Roll									
Townhome	65	0.6	39.0	$ 43,356	$ 46,123	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	164	0.65	106.6	$ 118,505	$ 126,069	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	126	0.8	100.8	$ 112,058	$ 119,210	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	91	1	91.0	$ 101,163	$ 107,620	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 8 - Pulte	**446**		**337.4**	**$ 375,081**	**$ 399,023**				
Total Tax Roll	**2309**		**1777.3**	**$ 1,975,736**	**$ 2,101,847**				

Tohoqua
Community Development District
General Fund Budget

Revenues:

Assessments

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

Cost Share Revenue

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

Special Events Revenue

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

Interest Income

Represents interest income earned on excess funds invested through the State Board of Administration and funds held in the District's operating accounts with Truist.

Expenditures:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, Series 2023 Phase 4C, Series 2024 Phase 7 and Series 2025 Phase 8 bonds.

Dissemination

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

Trustee Fees

The District issued the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, Series 2023 Phase 4C, Series 2024 Phase 7 and Series 2025 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Represents estimated costs associated with telephone and communication services utilized for District operations.

Postage

Represents costs associated with mailing of agenda packages, overnight deliveries, and general correspondence for District operations and official communications.

Insurance

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

Printing & Binding

Represents costs associated with printing and binding of Board meeting agenda packages, printing of computerized checks, and procurement of stationery, envelopes, and other administrative materials used in District operations.

Legal Advertising

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

Other Current Charges

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Property Appraiser Fees

Represents fees paid to the Osceola County Property Appraisers Office.

Office Supplies

Represents costs for office supplies purchased during the fiscal year, including paper, file folders, labels, and other administrative materials.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Contract Services:

Field Management

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

Amenities Management

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

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District is anticipating a new service provider for the upcoming year.

Description	Annually
Phase 1	**$73,460**
Phase 2 and Pond 3	**$53,436**
Cross Prairie Pkwy	**$45,340**
Additional 2 Ponds	**$8,652**
Amenity Center	**$35,964**
East Cross Prairie Pkwy	**$47,808**
Phase 6	**$53,592**
Phase 5	**$13,104**
Phase 4A/4B	**$59,780**
Phase 3	**$35,856**
Phase 4C	**$24,648**
Phase 4C Amenity	**$10,218**
Phase 7	**$69,105**
Phase 8A/8B	**$73,546**
Contingency	**$5,491**
Total	**$610,000**

Lake Maintenance

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

Description	Monthly	Annually
Sunshine Land Management:		
Pond Maintenance	$2,320	$27,840
Dump Fees	$200	$2,400
Littoral Plant Replacement	----	$4,650
Aquatic Weed Management:		
PH5 Amenity Pond Maintenance – x12 Months	$895	$10,740
Total		$45,630

Pool Maintenance

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

Description	Monthly	Annually
Main Amenity Center Pool – 5x per week service	$1,900	**$22,800**
Phase 4C	$1,250	**$15,000**
Total		**$37,800**

Pest Control

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

Description	Monthly	Annually
Pest Control	$157	**$1,884**
One Time Fee – Phase 4C		**$112**
Total		**$1,996**

Fitness Equipment Maintenance

Represents the estimated costs of maintaining and servicing the District's fitness equipment at the amenity center, including routine inspections, preventative maintenance, and repairs to keep equipment safe and operational for resident use.

Janitorial Services

Represents costs associated with janitorial services for the District's amenity facilities, provided by Westwood Interior Cleaning Inc., including routine cleaning and maintenance to support facility upkeep.

Repairs & Maintenance

Landscape Replacement

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

Mulch

Represents the estimated cost of replacing mulch throughout the District.

Tree Removal & Replacement

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Sidewalk Maintenance

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

Signage

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

Walls & Monuments Repair

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

Pressure Washing

Represents the estimated cost of pressure washing.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Utilities:

Amenity Center - Electric

Represents electric utility costs for the District's pool facilities, provided by Kissimmee Utility Authority (KUA).

Amenity Center – Water

Represents water utility costs for the District's pool facilities, provided by Toho Water Authority.

Electric

Represents electric utility costs for common areas throughout the District, provided by Kissimmee Utility Authority (KUA).

Water & Sewer

Represents costs for water and refuse services for common areas throughout the District, provided by Toho Water Authority.

Streetlights

Represents costs associated with street lighting services for streetlights currently installed and anticipated to be installed within the District boundaries, provided by Kissimmee Utility Authority (KUA).

Amenities:

Property Insurance

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

Pool Attendants

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

Facility Maintenance

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

Pool Repairs & Maintenance

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

Pool Permits

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

Access Cards & Equipment Supplies

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

Fire Alarm & Security Monitoring

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

Fire Alarm & Security Monitoring Repairs

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

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

Amenity Signage

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

Repairs & Maintenance

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

Office Supplies

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

Operating Supplies

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

Doggie Pots

Represents the costs of purchasing doggie pots.

Special Events

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

Termite Bond

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

Holiday Décor

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

Other:

Contingency

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

Capital Reserve

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

Tohoqua

Community Development District

Capital Reserve Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Carry Forward Surplus	$ 78,038	$ 78,104	$ -	$ 78,104	$ 132,469
Interest	$ 497	$ 2,791	$ 1,575	$ 4,365	$ 2,183
Transfer In	$ 50,000	$ 50,000	$ -	$ 50,000	$ 55,090
Total Revenues	**$ 128,535**	**$ 130,895**	**$ 1,575**	**$ 132,469**	**$ 189,742**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ 128,084
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 128,084**
Excess Revenues/(Expenditures)	$ 128,535	$ 130,895	$ 1,575	$ 132,469	$ 61,658

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 137,458	$ 137,853	$ -	$ 137,853	$ 137,458
Interest	$ 3,473	$ 5,297	$ 700	$ 5,997	$ 2,998
Carry Forward Surplus	$ 92,809	$ 94,284	$ -	$ 94,284	$ 103,229
Total Revenues	**$ 233,740**	**$ 237,434**	**$ 700**	**$ 238,134**	**$ 243,685**
Expenditures					
Interest Payment - 11/01	$ 44,953	$ 44,953	$ -	$ 44,953	$ 43,895
Principal Payment - 05/01	$ 45,000	$ 45,000	$ -	$ 45,000	$ 50,000
Interest Payment - 05/01	$ 44,953	$ 44,953	$ -	$ 44,953	$ 43,895
Total Expenditures	**$ 134,905**	**$ 134,905**	**$ -**	**$ 134,905**	**$ 137,790**
Excess Revenues/(Expenditures)	$ 98,835	$ 102,529	$ 700	$ 103,229	$ 105,895

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$42,720**

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

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

Tohoqua

Community Development District

Series 2018 Special Assessment Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 1,845,000.00	$ -	$ 43,895.00	$ 133,847.50
05/01/27	$ 1,845,000.00	$ 50,000.00	$ 43,895.00	
11/01/27	$ 1,795,000.00	$ -	$ 42,720.00	$ 136,615.00
05/01/28	$ 1,795,000.00	$ 50,000.00	$ 42,720.00	
11/01/28	$ 1,745,000.00	$ -	$ 41,545.00	$ 134,265.00
05/01/29	$ 1,745,000.00	$ 55,000.00	$ 41,545.00	
11/01/29	$ 1,690,000.00	$ -	$ 40,252.50	$ 136,797.50
05/01/30	$ 1,690,000.00	$ 55,000.00	$ 40,252.50	
11/01/30	$ 1,635,000.00	$ -	$ 38,960.00	$ 134,212.50
05/01/31	$ 1,635,000.00	$ 60,000.00	$ 38,960.00	
11/01/31	$ 1,575,000.00	$ -	$ 37,550.00	$ 136,510.00
05/01/32	$ 1,575,000.00	$ 60,000.00	$ 37,550.00	
11/01/32	$ 1,515,000.00	$ -	$ 36,140.00	$ 133,690.00
05/01/33	$ 1,515,000.00	$ 65,000.00	$ 36,140.00	
11/01/33	$ 1,450,000.00	$ -	$ 34,612.50	$ 135,752.50
05/01/34	$ 1,450,000.00	$ 70,000.00	$ 34,612.50	
11/01/34	$ 1,380,000.00	$ -	$ 32,967.50	$ 137,580.00
05/01/35	$ 1,380,000.00	$ 70,000.00	$ 32,967.50	
11/01/35	$ 1,310,000.00	$ -	$ 31,322.50	$ 134,290.00
05/01/36	$ 1,310,000.00	$ 75,000.00	$ 31,322.50	
11/01/36	$ 1,235,000.00	$ -	$ 29,560.00	$ 135,882.50
05/01/37	$ 1,235,000.00	$ 80,000.00	$ 29,560.00	
11/01/37	$ 1,155,000.00	$ -	$ 27,680.00	$ 137,240.00
05/01/38	$ 1,155,000.00	$ 80,000.00	$ 27,680.00	
11/01/38	$ 1,075,000.00	$ -	$ 25,800.00	$ 133,480.00
05/01/39	$ 1,075,000.00	$ 85,000.00	$ 25,800.00	
11/01/39	$ 990,000.00	$ -	$ 23,760.00	$ 134,560.00
05/01/40	$ 990,000.00	$ 90,000.00	$ 23,760.00	
11/01/40	$ 900,000.00	$ -	$ 21,600.00	$ 135,360.00
05/01/41	$ 900,000.00	$ 95,000.00	$ 21,600.00	
11/01/41	$ 805,000.00	$ -	$ 19,320.00	$ 135,920.00
05/01/42	$ 805,000.00	$ 100,000.00	$ 19,320.00	
11/01/42	$ 705,000.00	$ -	$ 16,920.00	$ 136,240.00
05/01/43	$ 705,000.00	$ 105,000.00	$ 16,920.00	
11/01/43	$ 600,000.00	$ -	$ 14,400.00	$ 136,320.00
05/01/44	$ 600,000.00	$ 110,000.00	$ 14,400.00	
11/01/44	$ 490,000.00	$ -	$ 11,760.00	$ 136,160.00
05/01/45	$ 490,000.00	$ 115,000.00	$ 11,760.00	
11/01/45	$ 375,000.00	$ -	$ 9,000.00	$ 135,760.00
05/01/46	$ 375,000.00	$ 120,000.00	$ 9,000.00	
11/01/46	$ 255,000.00	$ -	$ 6,120.00	$ 135,120.00
05/01/47	$ 255,000.00	$ 125,000.00	$ 6,120.00	
11/01/47	$ 130,000.00	$ -	$ 3,120.00	$ 134,240.00
05/01/48	$ 130,000.00	$ 130,000.00	$ 3,120.00	$ 133,120.00
		$ 1,845,000.00	**$ 1,178,010.00**	**$ 3,112,962.50**

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 2
Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 144,764	$ 144,407	$ -	$ 144,407	$ 143,215
Interest	$ 3,203	$ 4,954	$ 800	$ 5,754	$ 2,877
Carry Forward Surplus	$ 74,851	$ 89,328	$ -	$ 89,328	$ 79,955
Total Revenues	**$ 222,817**	**$ 238,690**	**$ 800**	**$ 239,490**	**$ 226,047**
Expenditures					
Interest Payment - 11/01	$ 42,409	$ 42,409	$ -	$ 42,409	$ 41,413
Special Call - 11/01	$ -	$ 15,000	$ -	$ 15,000	$ -
Principal Payment - 05/01	$ 60,000	$ 60,000	$ -	$ 60,000	$ 60,000
Interest Payment - 05/01	$ 42,409	$ 42,125	$ -	$ 42,125	$ 41,413
Total Expenditures	**$ 144,819**	**$ 159,534**	**$ -**	**$ 159,534**	**$ 142,825**
Excess Revenues/(Expenditures)	$ 77,999	$ 79,155	$ 800	$ 79,955	$ 83,222

1. Carry forward surplus is net of Reserves.

Interest 11/1/27 **$40,550**

Net Assessments	$143,215
Add: Discounts & Collection	$9,141
Gross Assessments	$152,356

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single-Family 32'	115	$ 57,945	$503.87	$536.03
Single-Family 50'	110	$ 85,270	$775.18	$824.66
	225	**$ 143,215**		

Tohoqua

Community Development District

Series 2021 Special Assessment Bonds Phase 2 Project

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,285,000.00	$ -	$ 41,412.50	$ 41,412.50
05/01/27	$ 2,285,000.00	$ 60,000.00	$ 41,412.50	
11/01/27	$ 2,225,000.00	$ -	$ 40,550.00	$ 141,962.50
05/01/28	$ 2,225,000.00	$ 60,000.00	$ 40,550.00	
11/01/28	$ 2,165,000.00	$ -	$ 39,687.50	$ 140,237.50
05/01/29	$ 2,165,000.00	$ 65,000.00	$ 39,687.50	
11/01/29	$ 2,100,000.00	$ -	$ 38,753.13	$ 143,440.63
05/01/30	$ 2,100,000.00	$ 65,000.00	$ 38,753.13	
11/01/30	$ 2,035,000.00	$ -	$ 37,818.75	$ 141,571.88
05/01/31	$ 2,035,000.00	$ 65,000.00	$ 37,818.75	
11/01/31	$ 1,970,000.00	$ -	$ 36,884.38	$ 139,703.13
05/01/32	$ 1,970,000.00	$ 70,000.00	$ 36,884.38	
11/01/32	$ 1,900,000.00	$ -	$ 35,703.13	$ 142,587.50
05/01/33	$ 1,900,000.00	$ 70,000.00	$ 35,703.13	
11/01/33	$ 1,830,000.00	$ -	$ 34,521.88	$ 140,225.00
05/01/34	$ 1,830,000.00	$ 75,000.00	$ 34,521.88	
11/01/34	$ 1,755,000.00	$ -	$ 33,256.25	$ 142,778.13
05/01/35	$ 1,755,000.00	$ 75,000.00	$ 33,256.25	
11/01/35	$ 1,680,000.00	$ -	$ 31,990.63	$ 140,246.88
05/01/36	$ 1,680,000.00	$ 80,000.00	$ 31,990.63	
11/01/36	$ 1,600,000.00	$ -	$ 30,640.63	$ 142,631.25
05/01/37	$ 1,600,000.00	$ 80,000.00	$ 30,640.63	
11/01/37	$ 1,520,000.00	$ -	$ 29,290.63	$ 139,931.25
05/01/38	$ 1,520,000.00	$ 85,000.00	$ 29,290.63	
11/01/38	$ 1,435,000.00	$ -	$ 27,856.25	$ 142,146.88
05/01/39	$ 1,435,000.00	$ 85,000.00	$ 27,856.25	
11/01/39	$ 1,350,000.00	$ -	$ 26,421.88	$ 139,278.13
05/01/40	$ 1,350,000.00	$ 90,000.00	$ 26,421.88	
11/01/40	$ 1,260,000.00	$ -	$ 24,903.13	$ 141,325.00
05/01/41	$ 1,260,000.00	$ 95,000.00	$ 24,903.13	
11/01/41	$ 1,165,000.00	$ -	$ 23,300.00	$ 143,203.13
05/01/42	$ 1,165,000.00	$ 95,000.00	$ 23,300.00	
11/01/42	$ 1,070,000.00	$ -	$ 21,400.00	$ 139,700.00
05/01/43	$ 1,070,000.00	$ 100,000.00	$ 21,400.00	
11/01/43	$ 970,000.00	$ -	$ 19,400.00	$ 140,800.00
05/01/44	$ 970,000.00	$ 105,000.00	$ 19,400.00	
11/01/44	$ 865,000.00	$ -	$ 17,300.00	$ 141,700.00
05/01/45	$ 865,000.00	$ 110,000.00	$ 17,300.00	
11/01/45	$ 755,000.00	$ -	$ 15,100.00	$ 142,400.00
05/01/46	$ 755,000.00	$ 115,000.00	$ 15,100.00	
11/01/46	$ 640,000.00	$ -	$ 12,800.00	$ 142,900.00
05/01/47	$ 640,000.00	$ 120,000.00	$ 12,800.00	
11/01/47	$ 520,000.00	$ -	$ 10,400.00	$ 143,200.00
05/01/48	$ 520,000.00	$ 125,000.00	$ 10,400.00	$ -
11/01/48	$ 395,000.00	$ -	$ 7,900.00	$ 143,300.00
05/01/49	$ 395,000.00	$ 125,000.00	$ 7,900.00	$ -
11/01/49	$ 270,000.00	$ -	$ 5,400.00	$ 138,300.00
05/01/50	$ 270,000.00	$ 130,000.00	$ 5,400.00	$ -
11/01/50	$ 140,000.00	$ -	$ 2,800.00	$ 138,200.00
05/01/51	$ 140,000.00	$ 140,000.00	$ 2,800.00	$ 142,800.00
		$ 2,285,000.00	**$ 1,290,981.25**	**$ 3,575,981.25**

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 4A/5A
Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 150,700	$ 151,138	$ -	$ 151,138	$ 149,926
Interest	$ 3,299	$ 5,179	$ 800	$ 5,979	$ 2,990
Carry Forward Surplus	$ 76,924	$ 78,206	$ -	$ 78,206	$ 84,763
Total Revenues	**$ 230,924**	**$ 234,523**	**$ 800**	**$ 235,323**	**$ 237,679**
Expenditures					
Interest Payment - 11/01	$ 45,280	$ 45,280	$ -	$ 45,280	$ 44,530
Principal Payment - 05/01	$ 60,000	$ 60,000	$ -	$ 60,000	$ 60,000
Interest Payment - 05/01	$ 45,280	$ 45,280	$ -	$ 45,280	$ 44,530
Total Expenditures	**$ 150,560**	**$ 150,560**	**$ -**	**$ 150,560**	**$ 149,060**
Excess Revenues/(Expenditures)	$ 80,364	$ 83,963	$ 800	$ 84,763	$ 88,619

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$43,593**
Net Assessments	$149,926
Add: Discounts & Collection	$9,570
Gross Assessments	$159,496

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Multi-Family-Duplex 33'	68	$ 31,621	$465.01	$494.69
Single-Family 32'	57	$ 28,714	$503.76	$535.91
Single-Family 40'	37	$ 22,940	$620.01	$659.58
Single-Family 50'	86	$ 66,651	$775.01	$824.48
	248	**$ 149,926**		

Tohoqua

Community Development District

Series 2021 Special Assessment Bonds Phase 4A/5A Project
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/26	$	2,380,000.00	$	-	$	44,530.00	$	149,810.00
05/01/27	$	2,380,000.00	$	60,000.00	$	44,530.00		
11/01/27	$	2,320,000.00	$	-	$	43,592.50	$	148,122.50
05/01/28	$	2,320,000.00	$	60,000.00	$	43,592.50		
11/01/28	$	2,260,000.00	$	-	$	42,655.00	$	146,247.50
05/01/29	$	2,260,000.00	$	65,000.00	$	42,655.00		
11/01/29	$	2,195,000.00	$	-	$	41,639.38	$	149,294.38
05/01/30	$	2,195,000.00	$	65,000.00	$	41,639.38		
11/01/30	$	2,130,000.00	$	-	$	40,623.75	$	147,263.13
05/01/31	$	2,130,000.00	$	70,000.00	$	40,623.75		
11/01/31	$	2,060,000.00	$	-	$	39,530.00	$	150,153.75
05/01/32	$	2,060,000.00	$	70,000.00	$	39,530.00		
11/01/32	$	1,990,000.00	$	-	$	38,270.00	$	147,800.00
05/01/33	$	1,990,000.00	$	75,000.00	$	38,270.00		
11/01/33	$	1,915,000.00	$	-	$	36,920.00	$	150,190.00
05/01/34	$	1,915,000.00	$	75,000.00	$	36,920.00		
11/01/34	$	1,840,000.00	$	-	$	35,570.00	$	147,490.00
05/01/35	$	1,840,000.00	$	80,000.00	$	35,570.00		
11/01/35	$	1,760,000.00	$	-	$	34,130.00	$	149,700.00
05/01/36	$	1,760,000.00	$	80,000.00	$	34,130.00		
11/01/36	$	1,680,000.00	$	-	$	32,690.00	$	146,820.00
05/01/37	$	1,680,000.00	$	85,000.00	$	32,690.00		
11/01/37	$	1,595,000.00	$	-	$	31,160.00	$	148,850.00
05/01/38	$	1,595,000.00	$	90,000.00	$	31,160.00		
11/01/38	$	1,505,000.00	$	-	$	29,540.00	$	150,700.00
05/01/39	$	1,505,000.00	$	90,000.00	$	29,540.00		
11/01/39	$	1,415,000.00	$	-	$	27,920.00	$	147,460.00
05/01/40	$	1,415,000.00	$	95,000.00	$	27,920.00		
11/01/40	$	1,320,000.00	$	-	$	26,210.00	$	149,130.00
05/01/41	$	1,320,000.00	$	95,000.00	$	26,210.00		
11/01/41	$	1,225,000.00	$	-	$	24,500.00	$	145,710.00
05/01/42	$	1,225,000.00	$	100,000.00	$	24,500.00		
11/01/42	$	1,125,000.00	$	-	$	22,500.00	$	147,000.00
05/01/43	$	1,125,000.00	$	105,000.00	$	22,500.00		
11/01/43	$	1,020,000.00	$	-	$	20,400.00	$	147,900.00
05/01/44	$	1,020,000.00	$	110,000.00	$	20,400.00		
11/01/44	$	910,000.00	$	-	$	18,200.00	$	148,600.00
05/01/45	$	910,000.00	$	115,000.00	$	18,200.00		
11/01/45	$	795,000.00	$	-	$	15,900.00	$	149,100.00
05/01/46	$	795,000.00	$	120,000.00	$	15,900.00		
11/01/46	$	675,000.00	$	-	$	13,500.00	$	149,400.00
05/01/47	$	675,000.00	$	125,000.00	$	13,500.00		
11/01/47	$	550,000.00	$	-	$	11,000.00	$	149,500.00
05/01/48	$	550,000.00	$	130,000.00	$	11,000.00		
11/01/48	$	420,000.00	$	-	$	8,400.00	$	149,400.00
05/01/49	$	420,000.00	$	135,000.00	$	8,400.00		
11/01/49	$	285,000.00	$	-	$	5,700.00	$	149,100.00
05/01/50	$	285,000.00	$	140,000.00	$	5,700.00		
11/01/50	$	145,000.00	$	-	$	2,900.00	$	148,600.00
05/01/51	$	145,000.00	$	145,000.00	$	2,900.00	$	147,900.00
			$	**2,380,000.00**	**$**	**1,375,961.25**	**$**	**3,861,241.25**

Tohoqua

Community Development District

Debt Service Fund - Series 2022 Phase 3A/6A

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 150,950	$ 151,388	$ -	$ 151,388	$ 150,950
Interest	$ 2,270	$ 2,534	$ 200	$ 2,734	$ 1,367
Carry Forward Surplus	$ 73,692	$ 136,128	$ -	$ 136,128	$ 82,462
Total Revenues	**$ 226,912**	**$ 290,049**	**$ 200**	**$ 290,249**	**$ 234,778**
Expenditures					
Interest Payment - 11/01	$ 58,704	$ 58,704	$ -	$ 58,704	$ 57,954
Principal Payment - 05/01	$ 30,000	$ 30,000	$ -	$ 30,000	$ 35,000
Interest Payment - 05/01	$ 58,704	$ 58,704	$ -	$ 58,704	$ 57,954
Total Expenditures	**$ 147,408**	**$ 147,408**	**$ -**	**$ 147,408**	**$ 150,908**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (60,380)	$ -	$ (60,380)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (60,380)**	**$ -**	**$ (60,380)**	**$ -**
Excess Revenues/(Expenditures)	$ 79,505	$ 82,262	$ 200	$ 82,462	$ 83,871

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$57,079**
Net Assessments	$150,950
Add: Discounts & Collection	$9,635
Gross Assessments	$160,585

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

Tohoqua

Community Development District

Series 2022 Special Assessment Bonds (Phase 3/6)

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	$ 2,030,000.00	$ -	$ 57,953.75	$ 146,657.50
05/01/27	$ 2,030,000.00	$ 35,000.00	$ 57,953.75	$ -
11/01/27	$ 1,995,000.00	$ -	$ 57,078.75	$ 150,032.50
05/01/28	$ 1,995,000.00	$ 35,000.00	$ 57,078.75	$ -
11/01/28	$ 1,960,000.00	$ -	$ 56,203.75	$ 148,282.50
05/01/29	$ 1,960,000.00	$ 35,000.00	$ 56,203.75	$ -
11/01/29	$ 1,925,000.00	$ -	$ 55,328.75	$ 146,532.50
05/01/30	$ 1,925,000.00	$ 40,000.00	$ 55,328.75	$ -
11/01/30	$ 1,885,000.00	$ -	$ 54,328.75	$ 149,657.50
05/01/31	$ 1,885,000.00	$ 40,000.00	$ 54,328.75	$ -
11/01/31	$ 1,845,000.00	$ -	$ 53,328.75	$ 147,657.50
05/01/32	$ 1,845,000.00	$ 45,000.00	$ 53,328.75	$ -
11/01/32	$ 1,800,000.00	$ -	$ 52,203.75	$ 150,532.50
05/01/33	$ 1,800,000.00	$ 45,000.00	$ 52,203.75	$ -
11/01/33	$ 1,755,000.00	$ -	$ 50,921.25	$ 148,125.00
05/01/34	$ 1,755,000.00	$ 50,000.00	$ 50,921.25	$ -
11/01/34	$ 1,705,000.00	$ -	$ 49,496.25	$ 150,417.50
05/01/35	$ 1,705,000.00	$ 50,000.00	$ 49,496.25	$ -
11/01/35	$ 1,655,000.00	$ -	$ 48,071.25	$ 147,567.50
05/01/36	$ 1,655,000.00	$ 55,000.00	$ 48,071.25	$ -
11/01/36	$ 1,600,000.00	$ -	$ 46,503.75	$ 149,575.00
05/01/37	$ 1,600,000.00	$ 55,000.00	$ 46,503.75	$ -
11/01/37	$ 1,545,000.00	$ -	$ 44,936.25	$ 146,440.00
05/01/38	$ 1,545,000.00	$ 60,000.00	$ 44,936.25	$ -
11/01/38	$ 1,485,000.00	$ -	$ 43,226.25	$ 148,162.50
05/01/39	$ 1,485,000.00	$ 65,000.00	$ 43,226.25	$ -
11/01/39	$ 1,420,000.00	$ -	$ 41,373.75	$ 149,600.00
05/01/40	$ 1,420,000.00	$ 70,000.00	$ 41,373.75	$ -
11/01/40	$ 1,350,000.00	$ -	$ 39,378.75	$ 150,752.50
05/01/41	$ 1,350,000.00	$ 70,000.00	$ 39,378.75	$ -
11/01/41	$ 1,280,000.00	$ -	$ 37,383.75	$ 146,762.50
05/01/42	$ 1,280,000.00	$ 75,000.00	$ 37,383.75	$ -
11/01/42	$ 1,205,000.00	$ -	$ 35,246.25	$ 147,630.00
05/01/43	$ 1,205,000.00	$ 80,000.00	$ 35,246.25	$ -
11/01/43	$ 1,125,000.00	$ -	$ 32,906.25	$ 148,152.50
05/01/44	$ 1,125,000.00	$ 85,000.00	$ 32,906.25	$ -
11/01/44	$ 1,040,000.00	$ -	$ 30,420.00	$ 148,326.25
05/01/45	$ 1,040,000.00	$ 90,000.00	$ 30,420.00	$ -
11/01/45	$ 950,000.00	$ -	$ 27,787.50	$ 148,207.50
05/01/46	$ 950,000.00	$ 95,000.00	$ 27,787.50	$ -
11/01/46	$ 855,000.00	$ -	$ 25,008.75	$ 147,796.25
05/01/47	$ 855,000.00	$ 100,000.00	$ 25,008.75	$ -
11/01/47	$ 755,000.00	$ -	$ 22,083.75	$ 147,092.50
05/01/48	$ 755,000.00	$ 110,000.00	$ 22,083.75	$ -
11/01/48	$ 645,000.00	$ -	$ 18,866.25	$ 150,950.00
05/01/49	$ 645,000.00	$ 115,000.00	$ 18,866.25	$ -
11/01/49	$ 530,000.00	$ -	$ 15,502.50	$ 149,368.75
05/01/50	$ 530,000.00	$ 120,000.00	$ 15,502.50	$ -
11/01/50	$ 410,000.00	$ -	$ 11,992.50	$ 147,495.00
05/01/51	$ 410,000.00	$ 130,000.00	$ 11,992.50	$ -
11/01/51	$ 280,000.00	$ -	$ 8,190.00	$ 150,182.50
05/01/52	$ 280,000.00	$ 135,000.00	$ 8,190.00	$ -
11/01/52	$ 145,000.00	$ -	$ 4,241.25	$ 147,431.25
05/01/53	$ 145,000.00	$ 145,000.00	$ 4,241.25	$ 149,241.25
		$ 2,030,000.00	**$ 2,039,925.00**	**$ 4,158,628.75**

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4B/5B
Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 153,425	$ 153,870	$ -	$ 153,870	$ 153,425
Interest	$ 2,777	$ 3,108	$ 600	$ 3,708	$ 1,854
Carry Forward Surplus	$ 70,732	$ 70,991	$ -	$ 70,991	$ 74,500
Total Revenues	**$ 226,934**	**$ 227,969**	**$ 600**	**$ 228,569**	**$ 229,779**
Expenditures					
Interest Payment - 11/01	$ 58,485	$ 58,485	$ -	$ 58,485	$ 57,698
Principal Payment - 05/01	$ 35,000	$ 35,000	$ -	$ 35,000	$ 35,000
Interest Payment - 05/01	$ 58,485	$ 58,485	$ -	$ 58,485	$ 57,698
Total Expenditures	**$ 151,970**	**$ 151,970**	**$ -**	**$ 151,970**	**$ 150,395**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (2,099)	$ -	$ (2,099)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (2,099)**	**$ -**	**$ (2,099)**	**$ -**
Excess Revenues/(Expenditures)	$ 74,964	$ 73,900	$ 600	$ 74,500	$ 79,384

1. Carry forward surplus is net of Reserves.

Interest 11/1/27 **$56,910**

Net Assessments	$153,425
Add: Discounts & Collection	$9,793
Gross Assessments	$163,218

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

Tohoqua

Community Development District

Series 2023 Special Assessment Bonds Phase 4B/5B Project

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,120,000.00	$ -	$ 57,697.50	$ 151,182.50
05/01/27	$ 2,120,000.00	$ 35,000.00	$ 57,697.50	
11/01/27	$ 2,085,000.00	$ -	$ 56,910.00	$ 149,607.50
05/01/28	$ 2,085,000.00	$ 40,000.00	$ 56,910.00	
11/01/28	$ 2,045,000.00	$ -	$ 56,010.00	$ 152,920.00
05/01/29	$ 2,045,000.00	$ 40,000.00	$ 56,010.00	
11/01/29	$ 2,005,000.00	$ -	$ 55,110.00	$ 151,120.00
05/01/30	$ 2,005,000.00	$ 40,000.00	$ 55,110.00	
11/01/30	$ 1,965,000.00	$ -	$ 54,210.00	$ 149,320.00
05/01/31	$ 1,965,000.00	$ 45,000.00	$ 54,210.00	
11/01/31	$ 1,920,000.00	$ -	$ 52,995.00	$ 152,205.00
05/01/32	$ 1,920,000.00	$ 45,000.00	$ 52,995.00	
11/01/32	$ 1,875,000.00	$ -	$ 51,780.00	$ 149,775.00
05/01/33	$ 1,875,000.00	$ 50,000.00	$ 51,780.00	
11/01/33	$ 1,825,000.00	$ -	$ 50,430.00	$ 152,210.00
05/01/34	$ 1,825,000.00	$ 50,000.00	$ 50,430.00	
11/01/34	$ 1,775,000.00	$ -	$ 49,080.00	$ 149,510.00
05/01/35	$ 1,775,000.00	$ 55,000.00	$ 49,080.00	
11/01/35	$ 1,720,000.00	$ -	$ 47,595.00	$ 151,675.00
05/01/36	$ 1,720,000.00	$ 60,000.00	$ 47,595.00	
11/01/36	$ 1,660,000.00	$ -	$ 45,975.00	$ 153,570.00
05/01/37	$ 1,660,000.00	$ 60,000.00	$ 45,975.00	
11/01/37	$ 1,600,000.00	$ -	$ 44,355.00	$ 150,330.00
05/01/38	$ 1,600,000.00	$ 65,000.00	$ 44,355.00	
11/01/38	$ 1,535,000.00	$ -	$ 42,600.00	$ 151,955.00
05/01/39	$ 1,535,000.00	$ 70,000.00	$ 42,600.00	
11/01/39	$ 1,465,000.00	$ -	$ 40,710.00	$ 153,310.00
05/01/40	$ 1,465,000.00	$ 70,000.00	$ 40,710.00	
11/01/40	$ 1,395,000.00	$ -	$ 38,820.00	$ 149,530.00
05/01/41	$ 1,395,000.00	$ 75,000.00	$ 38,820.00	
11/01/41	$ 1,320,000.00	$ -	$ 36,795.00	$ 150,615.00
05/01/42	$ 1,320,000.00	$ 80,000.00	$ 36,795.00	
11/01/42	$ 1,240,000.00	$ -	$ 34,635.00	$ 151,430.00
05/01/43	$ 1,240,000.00	$ 85,000.00	$ 34,635.00	
11/01/43	$ 1,155,000.00	$ -	$ 32,340.00	$ 151,975.00
05/01/44	$ 1,155,000.00	$ 90,000.00	$ 32,340.00	
11/01/44	$ 1,065,000.00	$ -	$ 29,820.00	$ 152,160.00
05/01/45	$ 1,065,000.00	$ 95,000.00	$ 29,820.00	
11/01/45	$ 970,000.00	$ -	$ 27,160.00	$ 151,980.00
05/01/46	$ 970,000.00	$ 100,000.00	$ 27,160.00	
11/01/46	$ 870,000.00	$ -	$ 24,360.00	$ 151,520.00
05/01/47	$ 870,000.00	$ 105,000.00	$ 24,360.00	
11/01/47	$ 765,000.00	$ -	$ 21,420.00	$ 150,780.00
05/01/48	$ 765,000.00	$ 110,000.00	$ 21,420.00	
11/01/48	$ 655,000.00	$ -	$ 18,340.00	$ 149,760.00
05/01/49	$ 655,000.00	$ 115,000.00	$ 18,340.00	
11/01/49	$ 540,000.00	$ -	$ 15,120.00	$ 148,460.00
05/01/50	$ 540,000.00	$ 125,000.00	$ 15,120.00	
11/01/50	$ 415,000.00	$ -	$ 11,620.00	$ 151,740.00
05/01/51	$ 415,000.00	$ 130,000.00	$ 11,620.00	$ -
11/01/51	$ 285,000.00	$ -	$ 7,980.00	$ 149,600.00
05/01/52	$ 285,000.00	$ 140,000.00	$ 7,980.00	$ -
11/01/52	$ 145,000.00	$ -	$ 4,060.00	$ 152,040.00
05/01/53	$ 145,000.00	$ 145,000.00	$ 4,060.00	$ 149,060.00
		$ 2,120,000.00	**$ 2,015,855.00**	**$ 4,229,340.00**

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4C
Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 142,307	$ 142,720	$ -	$ 142,720	$ 142,307
Interest	$ 2,859	$ 4,459	$ 800	$ 5,259	$ 2,629
Carry Forward Surplus	$ 65,544	$ 66,782	$ -	$ 66,782	$ 72,421
Total Revenues	**$ 210,711**	**$ 213,961**	**$ 800**	**$ 214,761**	**$ 217,358**
Expenditures					
Interest Payment - 11/01	$ 56,170	$ 56,170	$ -	$ 56,170	$ 55,420
Principal Payment - 05/01	$ 30,000	$ 30,000	$ -	$ 30,000	$ 30,000
Interest Payment - 05/01	$ 56,170	$ 56,170	$ -	$ 56,170	$ 55,420
Total Expenditures	**$ 142,340**	**$ 142,340**	**$ -**	**$ 142,340**	**$ 140,840**
Excess Revenues/(Expenditures)	$ 68,371	$ 71,621	$ 800	$ 72,421	$ 76,518

1. Carry forward surplus is net of Reserves.

Interest 11/1/27 **$54,670**

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

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

Tohoqua

Community Development District

Series 2023 Special Assessment Bonds Phase 4C Project Area 6

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 1,935,000.00	$ -	$ 55,420.00	$ 141,590.00
05/01/27	$ 1,935,000.00	$ 30,000.00	$ 55,420.00	
11/01/27	$ 1,905,000.00	$ -	$ 54,670.00	$ 140,090.00
05/01/28	$ 1,905,000.00	$ 30,000.00	$ 54,670.00	
11/01/28	$ 1,875,000.00	$ -	$ 53,920.00	$ 138,590.00
05/01/29	$ 1,875,000.00	$ 35,000.00	$ 53,920.00	
11/01/29	$ 1,840,000.00	$ -	$ 53,045.00	$ 141,965.00
05/01/30	$ 1,840,000.00	$ 35,000.00	$ 53,045.00	
11/01/30	$ 1,805,000.00	$ -	$ 52,170.00	$ 140,215.00
05/01/31	$ 1,805,000.00	$ 35,000.00	$ 52,170.00	
11/01/31	$ 1,770,000.00	$ -	$ 51,295.00	$ 138,465.00
05/01/32	$ 1,770,000.00	$ 40,000.00	$ 51,295.00	
11/01/32	$ 1,730,000.00	$ -	$ 50,295.00	$ 141,590.00
05/01/33	$ 1,730,000.00	$ 40,000.00	$ 50,295.00	
11/01/33	$ 1,690,000.00	$ -	$ 49,295.00	$ 139,590.00
05/01/34	$ 1,690,000.00	$ 45,000.00	$ 49,295.00	
11/01/34	$ 1,645,000.00	$ -	$ 48,012.50	$ 142,307.50
05/01/35	$ 1,645,000.00	$ 45,000.00	$ 48,012.50	
11/01/35	$ 1,600,000.00	$ -	$ 46,730.00	$ 139,742.50
05/01/36	$ 1,600,000.00	$ 50,000.00	$ 46,730.00	
11/01/36	$ 1,550,000.00	$ -	$ 45,305.00	$ 142,035.00
05/01/37	$ 1,550,000.00	$ 50,000.00	$ 45,305.00	
11/01/37	$ 1,500,000.00	$ -	$ 43,880.00	$ 139,185.00
05/01/38	$ 1,500,000.00	$ 55,000.00	$ 43,880.00	
11/01/38	$ 1,445,000.00	$ -	$ 42,312.50	$ 141,192.50
05/01/39	$ 1,445,000.00	$ 55,000.00	$ 42,312.50	
11/01/39	$ 1,390,000.00	$ -	$ 40,745.00	$ 138,057.50
05/01/40	$ 1,390,000.00	$ 60,000.00	$ 40,745.00	
11/01/40	$ 1,330,000.00	$ -	$ 39,035.00	$ 139,780.00
05/01/41	$ 1,330,000.00	$ 65,000.00	$ 39,035.00	
11/01/41	$ 1,265,000.00	$ -	$ 37,182.50	$ 141,217.50
05/01/42	$ 1,265,000.00	$ 65,000.00	$ 37,182.50	
11/01/42	$ 1,200,000.00	$ -	$ 35,330.00	$ 137,512.50
05/01/43	$ 1,200,000.00	$ 70,000.00	$ 35,330.00	
11/01/43	$ 1,130,000.00	$ -	$ 33,335.00	$ 138,665.00
05/01/44	$ 1,130,000.00	$ 75,000.00	$ 33,335.00	
11/01/44	$ 1,055,000.00	$ -	$ 31,122.50	$ 139,457.50
05/01/45	$ 1,055,000.00	$ 80,000.00	$ 31,122.50	
11/01/45	$ 975,000.00	$ -	$ 28,762.50	$ 139,885.00
05/01/46	$ 975,000.00	$ 85,000.00	$ 28,762.50	
11/01/46	$ 890,000.00	$ -	$ 26,255.00	$ 140,017.50
05/01/47	$ 890,000.00	$ 90,000.00	$ 26,255.00	
11/01/47	$ 800,000.00	$ -	$ 23,600.00	$ 139,855.00
05/01/48	$ 800,000.00	$ 95,000.00	$ 23,600.00	
11/01/48	$ 705,000.00	$ -	$ 20,797.50	$ 139,397.50
05/01/49	$ 705,000.00	$ 100,000.00	$ 20,797.50	
11/01/49	$ 605,000.00	$ -	$ 17,847.50	$ 138,645.00
05/01/50	$ 605,000.00	$ 105,000.00	$ 17,847.50	
11/01/50	$ 500,000.00	$ -	$ 14,750.00	$ 137,597.50
05/01/51	$ 500,000.00	$ 115,000.00	$ 14,750.00	$ -
11/01/51	$ 385,000.00	$ -	$ 11,357.50	$ 141,107.50
05/01/52	$ 385,000.00	$ 120,000.00	$ 11,357.50	$ -
11/01/52	$ 265,000.00	$ -	$ 7,817.50	$ 139,175.00
05/01/53	$ 265,000.00	$ 130,000.00	$ 7,817.50	$ -
11/01/53	$ 135,000.00	$ -	$ 3,982.50	$ 141,800.00
05/01/54	$ 135,000.00	$ 135,000.00	$ 3,982.50	$ 138,982.50
		$ 1,935,000.00	**$ 2,036,540.00**	**$ 4,057,710.00**

Tohoqua

Community Development District

Debt Service Fund - Series 2024 Phase 7

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ 324,110	$ 325,049	$ -	$ 325,049	$ 324,110
Interest	$ 6,266	$ 10,001	$ 1,600	$ 11,601	$ 5,800
Carry Forward Surplus	$ 142,570	$ 145,417	$ -	$ 145,417	$ 159,239
Total Revenues	**$ 472,946**	**$ 480,468**	**$ 1,600**	**$ 482,068**	**$ 489,149**
Expenditures					
Interest Payment - 11/01	$ 126,414	$ 126,414	$ -	$ 126,414	$ 124,839
Principal Payment - 05/01	$ 70,000	$ 70,000	$ -	$ 70,000	$ 75,000
Interest Payment - 05/01	$ 126,414	$ 126,414	$ -	$ 126,414	$ 124,839
Total Expenditures	**$ 322,829**	**$ 322,829**	**$ -**	**$ 322,829**	**$ 324,679**
Excess Revenues/(Expenditures)	$ 150,117	$ 157,639	$ 1,600	$ 159,239	$ 164,471

1. Carry forward surplus is net of Reserves.

Interest 11/1/27 **$123,152**

Net Assessments	$324,110
Add: Discounts & Collection	$20,688
Gross Assessments	$344,798

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

Tohoqua

Community Development District

Series 2024 Special Assessment Bonds Phase 7

Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/26	$	4,585,000.00	$	-	$	124,839.38	$	321,253.75
05/01/27	$	4,585,000.00	$	75,000.00	$	124,839.38		
11/01/27	$	4,510,000.00	$	-	$	123,151.88	$	322,991.25
05/01/28	$	4,510,000.00	$	75,000.00	$	123,151.88		
11/01/28	$	4,435,000.00	$	-	$	121,464.38	$	319,616.25
05/01/29	$	4,435,000.00	$	80,000.00	$	121,464.38		
11/01/29	$	4,355,000.00	$	-	$	119,664.38	$	321,128.75
05/01/30	$	4,355,000.00	$	85,000.00	$	119,664.38		
11/01/30	$	4,270,000.00	$	-	$	117,751.88	$	322,416.25
05/01/31	$	4,270,000.00	$	90,000.00	$	117,751.88		
11/01/31	$	4,180,000.00	$	-	$	115,726.88	$	323,478.75
05/01/32	$	4,180,000.00	$	95,000.00	$	115,726.88		
11/01/32	$	4,085,000.00	$	-	$	113,173.75	$	323,900.63
05/01/33	$	4,085,000.00	$	100,000.00	$	113,173.75		
11/01/33	$	3,985,000.00	$	-	$	110,486.25	$	323,660.00
05/01/34	$	3,985,000.00	$	105,000.00	$	110,486.25		
11/01/34	$	3,880,000.00	$	-	$	107,664.38	$	323,150.63
05/01/35	$	3,880,000.00	$	110,000.00	$	107,664.38		
11/01/35	$	3,770,000.00	$	-	$	104,708.13	$	322,372.50
05/01/36	$	3,770,000.00	$	115,000.00	$	104,708.13		
11/01/36	$	3,655,000.00	$	-	$	101,617.50	$	321,325.63
05/01/37	$	3,655,000.00	$	120,000.00	$	101,617.50		
11/01/37	$	3,535,000.00	$	-	$	98,392.50	$	320,010.00
05/01/38	$	3,535,000.00	$	130,000.00	$	98,392.50		
11/01/38	$	3,405,000.00	$	-	$	94,898.75	$	323,291.25
05/01/39	$	3,405,000.00	$	135,000.00	$	94,898.75		
11/01/39	$	3,270,000.00	$	-	$	91,270.63	$	321,169.38
05/01/40	$	3,270,000.00	$	145,000.00	$	91,270.63		
11/01/40	$	3,125,000.00	$	-	$	87,373.75	$	323,644.38
05/01/41	$	3,125,000.00	$	150,000.00	$	87,373.75		
11/01/41	$	2,975,000.00	$	-	$	83,342.50	$	320,716.25
05/01/42	$	2,975,000.00	$	160,000.00	$	83,342.50		
11/01/42	$	2,815,000.00	$	-	$	79,042.50	$	322,385.00
05/01/43	$	2,815,000.00	$	170,000.00	$	79,042.50		
11/01/43	$	2,645,000.00	$	-	$	74,473.75	$	323,516.25
05/01/44	$	2,645,000.00	$	180,000.00	$	74,473.75		
11/01/44	$	2,465,000.00	$	-	$	69,636.25	$	324,110.00
05/01/45	$	2,465,000.00	$	190,000.00	$	69,636.25		
11/01/45	$	2,275,000.00	$	-	$	64,268.75	$	323,905.00
05/01/46	$	2,275,000.00	$	200,000.00	$	64,268.75		
11/01/46	$	2,075,000.00	$	-	$	58,618.75	$	322,887.50
05/01/47	$	2,075,000.00	$	210,000.00	$	58,618.75		
11/01/47	$	1,865,000.00	$	-	$	52,686.25	$	321,305.00
05/01/48	$	1,865,000.00	$	225,000.00	$	52,686.25		
11/01/48	$	1,640,000.00	$	-	$	46,330.00	$	324,016.25
05/01/49	$	1,640,000.00	$	235,000.00	$	46,330.00		
11/01/49	$	1,405,000.00	$	-	$	39,691.25	$	321,021.25
05/01/50	$	1,405,000.00	$	250,000.00	$	39,691.25		
11/01/50	$	1,155,000.00	$	-	$	32,628.75	$	322,320.00
05/01/51	$	1,155,000.00	$	265,000.00	$	32,628.75	$	-
11/01/51	$	890,000.00	$	-	$	25,142.50	$	322,771.25
05/01/52	$	890,000.00	$	280,000.00	$	25,142.50	$	-
11/01/52	$	610,000.00	$	-	$	17,232.50	$	322,375.00
05/01/53	$	610,000.00	$	295,000.00	$	17,232.50	$	-
11/01/53	$	315,000.00	$	-	$	8,898.75	$	321,131.25
05/01/54	$	315,000.00	$	315,000.00	$	8,898.75	$	323,898.75
			$	**4,585,000.00**	**$**	**4,568,353.75**	**$**	**9,349,768.13**

Tohoqua

Community Development District

Debt Service Fund - Series 2025 Phase 8

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 6/30/2026	Projected Next 3 Months	Total thru 9/30/2026	Adopted Budget FY2027
Revenues					
Special Assessments	$ -	$ 160,036	$ 98,086	$ 258,122	$ 260,775
Interest	$ -	$ 2,783	$ 700	$ 3,483	$ 1,741
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 102,458
Total Revenues	**$ -**	**$ 162,818**	**$ 98,786**	**$ 261,605**	**$ 364,974**
Expenditures					
Interest Payment - 11/01	$ -	$ -	$ -	$ -	$ 98,975
Principal Payment - 05/01	$ -	$ 65,000	$ -	$ 65,000	$ 60,000
Interest Payment - 05/01	$ -	$ 94,147	$ -	$ 94,147	$ 98,975
Total Expenditures	**$ -**	**$ 159,147**	**$ -**	**$ 159,147**	**$ 257,950**
Other Financing Sources/(Uses)					
Bond Proceeds	$ -	$ 130,775	$ -	$ 130,775	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ 130,775**	**$ -**	**$ 130,775**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 134,446	$ 98,786	$ 233,233	$ 107,024

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$97,775**
Net Assessments	$260,775
Add: Discounts & Collection	$16,645
Gross Assessments	$277,420

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	65	$ 30,233	$465.12	$494.81
Single-Family 32'	164	$ 82,636	$503.88	$536.04
Single-Family 40'	126	$ 78,139	$620.15	$659.73
Single-Family 50'	90	$ 69,767	$775.19	$824.67
	445	**$ 260,775**		

Tohoqua
Community Development District
Series 2025 Special Assessment Bonds Phase 8
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 3,815,000.00	$ -	$ 98,975.00	$ 98,975.00
05/01/27	$ 3,815,000.00	$ 60,000.00	$ 98,975.00	
11/01/27	$ 3,755,000.00	$ -	$ 97,775.00	$ 256,750.00
05/01/28	$ 3,755,000.00	$ 65,000.00	$ 97,775.00	
11/01/28	$ 3,690,000.00	$ -	$ 96,475.00	$ 259,250.00
05/01/29	$ 3,690,000.00	$ 70,000.00	$ 96,475.00	
11/01/29	$ 3,620,000.00	$ -	$ 95,075.00	$ 261,550.00
05/01/30	$ 3,620,000.00	$ 70,000.00	$ 95,075.00	
11/01/30	$ 3,550,000.00	$ -	$ 93,675.00	$ 258,750.00
05/01/31	$ 3,550,000.00	$ 75,000.00	$ 93,675.00	
11/01/31	$ 3,475,000.00	$ -	$ 92,081.25	$ 260,756.25
05/01/32	$ 3,475,000.00	$ 75,000.00	$ 92,081.25	
11/01/32	$ 3,400,000.00	$ -	$ 90,487.50	$ 257,568.75
05/01/33	$ 3,400,000.00	$ 80,000.00	$ 90,487.50	
11/01/33	$ 3,320,000.00	$ -	$ 88,787.50	$ 259,275.00
05/01/34	$ 3,320,000.00	$ 85,000.00	$ 88,787.50	
11/01/34	$ 3,235,000.00	$ -	$ 86,981.25	$ 260,768.75
05/01/35	$ 3,235,000.00	$ 85,000.00	$ 86,981.25	
11/01/35	$ 3,150,000.00	$ -	$ 85,175.00	$ 257,156.25
05/01/36	$ 3,150,000.00	$ 90,000.00	$ 85,175.00	
11/01/36	$ 3,060,000.00	$ -	$ 82,812.50	$ 257,987.50
05/01/37	$ 3,060,000.00	$ 95,000.00	$ 82,812.50	
11/01/37	$ 2,965,000.00	$ -	$ 80,318.75	$ 258,131.25
05/01/38	$ 2,965,000.00	$ 100,000.00	$ 80,318.75	
11/01/38	$ 2,865,000.00	$ -	$ 77,693.75	$ 258,012.50
05/01/39	$ 2,865,000.00	$ 105,000.00	$ 77,693.75	
11/01/39	$ 2,760,000.00	$ -	$ 74,937.50	$ 257,631.25
05/01/40	$ 2,760,000.00	$ 110,000.00	$ 74,937.50	
11/01/40	$ 2,650,000.00	$ -	$ 72,050.00	$ 256,987.50
05/01/41	$ 2,650,000.00	$ 120,000.00	$ 72,050.00	
11/01/41	$ 2,530,000.00	$ -	$ 68,900.00	$ 260,950.00
05/01/42	$ 2,530,000.00	$ 125,000.00	$ 68,900.00	
11/01/42	$ 2,405,000.00	$ -	$ 65,618.75	$ 259,518.75
05/01/43	$ 2,405,000.00	$ 130,000.00	$ 65,618.75	
11/01/43	$ 2,275,000.00	$ -	$ 62,206.25	$ 257,825.00
05/01/44	$ 2,275,000.00	$ 140,000.00	$ 62,206.25	
11/01/44	$ 2,135,000.00	$ -	$ 58,531.25	$ 260,737.50
05/01/45	$ 2,135,000.00	$ 145,000.00	$ 58,531.25	
11/01/45	$ 1,990,000.00	$ -	$ 54,725.00	$ 258,256.25
05/01/46	$ 1,990,000.00	$ 155,000.00	$ 54,725.00	
11/01/46	$ 1,835,000.00	$ -	$ 50,462.50	$ 260,187.50
05/01/47	$ 1,835,000.00	$ 165,000.00	$ 50,462.50	
11/01/47	$ 1,670,000.00	$ -	$ 45,925.00	$ 261,387.50
05/01/48	$ 1,670,000.00	$ 170,000.00	$ 45,925.00	
11/01/48	$ 1,500,000.00	$ -	$ 41,250.00	$ 257,175.00
05/01/49	$ 1,500,000.00	$ 180,000.00	$ 41,250.00	
11/01/49	$ 1,320,000.00	$ -	$ 36,300.00	$ 257,550.00
05/01/50	$ 1,320,000.00	$ 190,000.00	$ 36,300.00	
11/01/50	$ 1,130,000.00	$ -	$ 31,075.00	$ 257,375.00
05/01/51	$ 1,130,000.00	$ 200,000.00	$ 31,075.00	$ -
11/01/51	$ 930,000.00	$ -	$ 25,575.00	$ 256,650.00
05/01/52	$ 930,000.00	$ 215,000.00	$ 25,575.00	$ -
11/01/52	$ 715,000.00	$ -	$ 19,662.50	$ 260,237.50
05/01/53	$ 715,000.00	$ 225,000.00	$ 19,662.50	$ -
11/01/53	$ 490,000.00	$ -	$ 13,475.00	$ 258,137.50
05/01/54	$ 490,000.00	$ 240,000.00	$ 13,475.00	$ -
11/01/54	$ 250,000.00	$ -	$ 6,875.00	$ 260,350.00
05/01/55	$ 250,000.00	$ 250,000.00	$ 6,875.00	$ 256,875.00
		$ 3,815,000.00	**$ 3,787,762.50**	**$ 7,602,762.50**