

***Tohoqua
Community Development District***

Agenda

November 4, 2026

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 28, 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, November 4, 2026, at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Consideration of Resolution 2027-01 Appointing Jason Showe as Assistant Secretary
4. Approval of Minutes of the September 2, 2026, Audit Committee & Board of Supervisors Meetings
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Ratification of Proposal for Gym AC Replacement
7. Presentation of Arbitrage Rebate Reports
 - A. Series 2022 Phase 3/6
 - B. Series 2023 Phase 4C
 - C. Series 2024 Phase 7
8. Staff Reports
 - A. Attorney
 - i. Discussion of Client Transfer Letter for Bond Trustee
 - 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

SECTION III

SECTION A

RESOLUTION 2027-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Tohoqua Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Jason Showe is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of November 2026.

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **September 2, 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
Sean Bailey	Assistant Secretary
Asif Qureshi	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco (<i>via phone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Flint: For the resident's information, we are going to do an Audit Committee meeting first. It will take five or ten minutes and then we'll start the Board meeting. The purpose of the Audit Committee is to review and rank the responses to the RFP that was sent out for the independent audit, that the CDD is required to perform annually. The CDD as a government entity, is required to have an independent audit and the Statutes prescribe the process that the Board has to go through to select the auditor.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: So, there is a public comment period under the Audit Committee. Are there any members of the public that want to provide comment on the Audit Committee meeting? Okay, we'll close the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of June 3, 2026
Audit Committee Meeting**

Mr. Flint: We'll move on to approval of the June 3rd Audit Committee meeting minutes.
Were there any comments or questions on those?

Mr. Vidrine: No.

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

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Minutes of the June 3, 2026 Audit Committee Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

- A. Grau and Associates**
- B. DiBartolomeo, McBee, Hartley & Barnes**
- C. McIntosh CPA**
- D. Richie Tandoc, P.A.**

Mr. Flint: The Board previously met as the Audit Committee and you approved the form of the Request for Proposals (RFP), form of the selection criteria and form of the notice that was run in the Orlando Sentinel. We advertised the RFP and as a result we received responses from Grau and Associates (Grau), DiBartolomeo, McBee, Hartley & Barnes (DMHB), McIntosh CPA (McIntosh) and Richie Tandoc, P.A. (Richie Tandoc). You approved evaluation criteria that included the Ability of Personnel, Proposer's Experience, Understanding of Scope of Work, Ability to Furnish the Required Services, and Price. Each one of those were weighted at 20 points, for a total of 100 points. I've provided you with the evaluation sheet and summary of the pricing. The pricing comprises of 20% of the total points. I believe that Richie Tandoc was the lowest when you add all five years together. I added all five years together for each and then just did the math formula, where the lowest gets 20 points and each of the other get a fraction of that based on their price. Each Board Member can individually rank these or you can develop a consensus ranking and approve that. But at the end of the discussion, we'll need at least one ranking sheet that's filled out with the points in it. That can either be each one filling out individually and I tally those and come up with a cumulative or you can talk through it. If some

Board Members have spent more time evaluating it, they may want to share their thoughts with the other Board Members. How would the Audit Committee like to proceed?

Mr. Vidrine: I think that we all pick one. Is that what you said?

Mr. Flint: Yeah. I mean, you could talk through it. If you've got some thoughts and rankings, you could talk through your scoring.

Mr. Vidrine: I can do that. I'll start off. Grau has been very familiar with our project and they're providing great service so far. Having to educate someone else might be more difficult. I don't think we've never had any issues with them, so I rank them number one.

Mr. Flint: Any other thoughts or discussion?

Mr. Qureshi: I actually second him on that. I think based upon what we have seen, so far, they have the right experience. They have been with us. They understand exactly what's happening here. So, I am actually in favor going with them.

Mr. Flint: Okay. Do any other committee members have thoughts on it?

Mr. Bailey: I would agree. The price seems pretty in line and reasonable with the other prices as well.

Mr. Flint: Yeah, they're the second lowest price. Grau has the most experience of the four auditing firms. They audit the most CDDs. They've also been the auditor for the CDD. DMHB is also very experienced., but not quite as experienced as Grau. But I would rank them evenly on everything other than maybe experience. That would be a differentiating factor and also price, as they're slightly higher. McIntosh and Richie Tandoc are both newer companies. They have only been around one or two years. Richie Tandoc lists one CDD that they've audited currently, whereas Grau has probably over 600. McIntosh lists experience with over 200 audits, but she's using her experience when she was at Grau. So, when she says has audit experience with 200 CDDs, it's not with the current company. It was when she was with Grau, previously. So those are my thoughts on it. Andre, did you have a sheet filled out you that wanted to share with the Board?

Mr. Vidrine: Yeah.

Mr. Flint: Do you want me to see if the Bboard is amenable to the rankings? You have Grau with 97 points, DMHB with 96 points, McIntosh with 90 points, and Richie Tandoc with 94 points. The reason that Richie Tandoc received more points than McIntosh, was because they

were a low sum price. So, they received the full 20 points on that. You have the individual rankings filled out. Is the Audit Committee comfortable with that?

Mr. Bailey: Yes.

Mr. Qureshi: Okay.

Mr. Flint: Is there a motion to approve Grau number one, DMHB number two, Richie Tandoc number three and McIntosh number four?

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor ranking Grau & Associates as the number one ranked firm to provide auditing services, DiBartolomeo, McBee, Hartley & Barnes number two, Richie Tandoc, P.A. number three and McIntosh CPA number four was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn the Audit Committee?

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

**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, **September 2, 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
Sean Bailey	Assistant Secretary
Asif Qureshi	Assistant Secretary

Also present were:

George Flint	District Manager
Jason Showe	GMS
Kristen Trucco (<i>via phone</i>)	District Counsel
Stephen Saha (<i>via phone</i>)	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Marcia Calleja	CALM
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. We have a number of members of the public here. This would be an opportunity to provide comment on anything on the agenda or not on the agenda, that you would like to bring to the Board's attention. I will note that we have a public hearing on the budget. So, if you're here to provide comments or questions related to the budget or assessments, we'll have a public hearing later in the agenda, where the floor will be

open for public comment on the budget. But if you have comments on anything other than the budget, now would be an opportunity to provide those comments. If so, we would ask you to state your name and address and try to limit your comments to 3 minutes. Is there any public comment? Yes, sir.

Resident (Jeffrey Moeller): Just a quick question on the vacant property. I know it's not controlled by Pulte to the north. They seem to be in there. I know the last time that I checked with you guys, no one knew what was going in there. But does anyone know what's going in there? I know that Pulte doesn't control it. I know it's zoned for mixed use, but is anything going in there by the firehouse?

Mr. Flint: Yeah. It's not really a CDD issue, but we do have a representative of the developer here. Maybe under Other Business, he could provide an update.

Mr. Vidrine: I love the question. It's a fair question. I'll be happy to stay afterwards and speak to you about it and whoever wants to speak about it.

Mr. Flint: It's not a CDD issue.

Resident (Jeffrey Moeller): No worries. Thank you.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 1, 2026, Board of Supervisors Meeting

Mr. Flint: We have the approval of the minutes from the July 1st Board meeting. Did the Board have any comments or questions on the minutes?

Mr. Qureshi: No.

Mr. Flint: Was there a motion to approve?

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Minutes of the July 1, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Review of Resumes and Letters of Interest for Vacant Seat**
 - i. Damian Di Salvo**
 - ii. Gary Sodhi**
 - iii. Sara A. Qureshi**

Mr. Flint: Under Organizational Matters, you have a vacant seat. At your last Board meeting, you received three letters of interest. Two of those individuals, Mr. Di Salvo and Ms.

Qureshi, were here. You asked them to make brief statements of interest and then you deferred action on it, because you didn't have a full Board at the time. So, we've brought that issue back for discussion and potential consideration. The vacant seat has a term expiring in November of 2028. So, there are two years left in that term. It is a General Election seat, so it is required to be filled by someone who resides within the District, and they're registered to vote with that address.

B. Appointment of Individual to Vacant Seat 3

Mr. Flint: How would the Board like to proceed? I see Ms. Qureshi is here, but I don't see Mr. Di Salvo. Does the Board have any additional questions for Ms. Qureshi or any additional discussion on the issue? Is there a motion to fill that seat?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the appointment of Ms. Sara A. Qureshi to fill the Board vacancy in Seat 3 was approved.

Mr. Flint: Congratulations.

Ms. Qureshi: Thank you.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sara A. Qureshi.

Mr. Flint: If you wouldn't mind, print your name and sign the Oath.

Ms. Qureshi: Sure.

Mr. Flint: You can take a seat here at the table. Here is some paperwork for you. This is just a general information sheet for our office. As a Board Member under Chapter 190, you're entitled to compensation for your Board meeting attendance, if you choose to accept it. You need to fill out these payroll forms and submit them to our office. As a Board Member, you're a public official akin to a City or County Commissioner or School Board Member. There are financial disclosure obligations for public officials in Florida. The Commission on Ethics is the entity that handles that. There is a Form 1, Statement of Financial Interest, which needs to be filed within

30 days of today. It's done electronically now by the Commission on Ethics. So, once you provide this information sheet, we load it onto their database and it will generate an email to you.

Ms. Qureshi: Okay.

Mr. Flint: Then annually, you file that on July 1st of each year. When you leave the Board, there's a Form 1F that needs to get filed. You don't have to do anything with the Form 1F at this point. Kristen, do you want to go over the Sunshine Law and Code of Ethics?

Ms. Trucco: Exactly. Good morning. So, just to reiterate what George had said, CDD Supervisors are considered government officials in the State of Florida, which means that you're subject to additional laws. The three main pillars we always talk about are the Sunshine Law, the Code of Ethics for public officials, and the Public Records Laws. We can have a call after this Board meeting if you'd like and we can go through details with regard to each of those separate statutory chapters. Then my office will also send you a welcome packet that has a bunch of detail about the laws that you're subject to.

Ms. Qureshi: Okay.

Ms. Trucco: Alright. Thank you.

Ms. Qureshi: You and I can connect after if you want.

Ms. Trucco: Perfect. I'll coordinate that with you.

Ms. Qureshi: Thank you.

D. Consideration of Resolution 2026-11 Appointing Assistant Secretary

Mr. Flint: The next item on the agenda is Resolution 2026-11. In the event that you want to designate Ms. Qureshi as an Assistant Secretary, this would be appropriate or you could reconsider all of the officers. Terry, who vacated that seat, was an Assistant Secretary. The Board is going to reconsider officers in December anyway after the election. You'll need to reconsider at that point. So, is there a motion to approve Resolution 2026-11 appointing Ms. Qureshi as Assistant Secretary?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor appointing Ms. Sara A. Qureshi as Assistant Secretary as evidenced by the adoption of Resolution 2026-11 was approved.

FIFTH ORDER OF BUSINESS**Public Hearing**

Mr. Flint: There are two public hearings. The first public hearing is to consider Resolution 2026-12, adopting the Fiscal Year 2027 budget. The other public hearing is to consider Resolution 2026-13, which imposes the assessments related to the 2027 budget. Is there a motion to open the public hearing?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the public hearings on the budget for Fiscal Year 2027 and the imposition of special assessments were opened.

Mr. Flint: The public hearing is open. As the Board recalls, in the Spring, you approved a Proposed Budget and set the public hearing for your last meeting, actually. Unfortunately, due to a lack of a quorum for the August meeting, the public hearing had to be rescheduled to your hearing today. We did re-advertise the hearing for today and we also had to redo the mailed notice out to all of the residents. The Proposed Budget does contemplate a 9.6% increase in the per unit assessments and as a result of the proposed increase, it generated a mailed notice requirement. So, a mailed notice went out to all of the owners within the boundaries of the District. It is a public hearing. So, if it's the Board's pleasure, we can go ahead and open the floor for public comment at this point. Are there any members of the public that want to provide comment or have questions on the proposed 2027 budget? Not hearing any, we'll go over the budget some, but we wanted to go ahead and take public comment first. I'm not hearing any public comment, so we'll close the public comment portion of the hearing and we'll move on to the resolution and the budget.

A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Approved Budget and Appropriating Funds

Mr. Flint: You have Resolution 2025-12 in your agenda. The blanks in that resolution will be filled in based on the budget that you adopt. Those numbers will come directly from the budget. We don't fill those in advance, just in case there are changes. If you refer to the General Fund, which is on Page 129 of the PDF and Page 1 of the Proposed Budget, all of the assessments for 2027, will be collected on-roll, including Phases 8A and B, which are the last two phases in the community that are being developed by Pulte. You can see in the current year,

a portion of those were collected on the Tax Bill and a portion were direct billed. The direct bill piece were the assessments related to Phase 8, which was not yet platted. So, there's a combination of them all now being collected on-roll and there's that proposed 9.6% increase in the pre unit assessments. There's some cost share revenue there that's associated with the mixed-use parcel that's outside of the boundaries of the District. There's an agreement that you previously approved, that is on the agenda again today to be ratified, that shares the costs of the maintenance of the shared entryway, as well as some stormwater runoff that is going into the District ponds. Special Events Revenue is for special events held here at the Clubhouse, for any admission or entry fees. There is also Miscellaneous Revenue and Interest Income. You can see in the current year, we're estimating a little over \$34,000 in Interest Income. We re-budgeted Interest Income at \$24,000, just because you don't know where interest rates are going to go. We believe that you should be more conservative on something like Interest Income. The difference there is not significant in the whole scheme of things, as far as what our current year projections are and what we're recommending to be budgeted for next year. There was a question from someone that will be coming on the Board after the November election, about the interest earnings. So, I just wanted to mention that. Does the Board have any comments or questions on any of the revenue items? Under Administrative Costs, these are the same as what you saw when you approved the Proposed Budget. They overall are increasing by about \$10,000 from \$208,000 to \$217,000 or a \$9,000 increase overall. Your operation and maintenance (O&M) include field management, amenity management, landscape management, lake maintenance, pond maintenance, pool maintenance, pest control and janitorial. These are increasing by about \$15,000 total. The biggest line item in that section is landscape maintenance. If you recall, you recently bid landscape maintenance out. It exceeds the bidding threshold, which triggers a sealed bidding requirement. We advertised it and I believe that we received six responses, including the incumbent, which was United Land. As a result of that, you reviewed and ranked those six responses and selected Yellowstone. Yellowstone will be starting on October 1st. As far as price, the \$610,000 that we're budgeting, ended up being in line with Yellowstone's proposal. I believe from a price perspective, they were the low bidder as well. So, although price was only 20% of the evaluation criteria, Yellowstone was deemed to be higher on the other criteria as well. So, from the community's perspective and the Board's perspective, you've done your fiduciary responsibility of bidding those services out and actually you're making a change in that vendor.

The other line items, the repair and maintenance (R&M) section is going down. The main reason is because mulch was previously budgeted as a separate item. When you bid it out, mulch was included in your contract. That allowed you to eliminate that \$50,000 mulch line item in R&M. So, that section has gone down by \$25,000. Your utilities have gone up by about \$57,000, which includes streetlights. We did have a question about streetlights. You are obligated to have streetlights. You don't have a choice in who the vendor is on streetlights or a choice on the price. This is one of those situations where that line item is not really something that can be cut or negotiated. It's gone up by about \$10,000 from the prior year budget. It's about \$20,000 higher than the current year estimated number. The main reason for that, is Phase 8 is coming online.

Mr. Vidrine: They are adding more streetlights.

Mr. Flint: Right. They are adding more streetlights. On your amenities section, overall, that section has decreased. Then you have Contingencies and Capital Reserve. The Capital Reserve has gone up by about \$5,000, from what was contributing to your Renewal and Replacement (R&R) Fund. So, as a result of that, there is about a 9.6% proposed increase in the per unit annual assessment that the homeowners would pay. You can see the table on Page 131, shows the current year proposed and what the per unit assessments are. So, for example, in Phase 1, for a 40-foot lot, their annual assessment is going up by \$83 over 12 months. I'll just note, in the last eight years, there has only been one other increase. It was two years ago and that increase was primarily related to the fact that the Phase 4C amenity was coming on and was not originally contemplated when the initial build out budget was prepared. So, going into that fiscal year in anticipation of Phase 4C coming on, there was an increase in assessments. This 2022 increase is only the second change that's been made in your assessment since the District was created.

Mr. Vidrine: I can appreciate that. That's a big deal. So, congratulations for coming out with this budget. I know you guys are conservative and only having one increase in eight years, is impressive. So, thank you for staying on top of it like you have.

Mr. Flint: You also have the Debt Service Reserve Funds. There are a number of Debt Service Reserve Funds there. The funds associated with the Debt Service Reserve Funds are held by US Bank as the Trustee. You impose the debt service assessment. It's collected by the Tax Collector and remitted to the CDD. We send it to the Trustee. The Trustee actually holds the funds. People will look at the balance sheet and it appears that there is a lot of money sitting there. Those funds are held by the Trustee. Most of that money is a debt service reserve that's

required when those bonds were issued. Those funds can't be used for general purpose expenses. They can't be transferred to the General Fund and spent. They are restricted and held by the Trustee. I did hit on the email that we received from Mr. Liakat, who qualified unopposed for one of the seats and will be taking office at the December meeting. He indicated that he would try to be here this morning and if not, he wanted to make sure that the Board was aware of his comments. I believe I've hit on most of those comments that he's had in my summary of the budget. I think he did mention about pressure washing. The current year estimate for pressure washing is actually understated. We're closer to the budget number in the current year. But at the time that we were preparing the budget, we hadn't done the pressure washing yet. The document shows a current year estimate of \$4,375. That's going to be closer to \$15,000. We spent \$12,000 for pressure washing in July and I think another \$2,500 in August. You have both amenities, the entranceways the monimentation and the fences. The \$17,500 that's budgeted, if anything, it could be increased. But the community would definitely notice if we shifted, as he suggested, from annually to every three to five years. But again, that's Board direction, if you wanted to make a change on that. But right now, it contemplates a one-time pressure washing.

Mr. Vidrine: This is the public record, right? You wanted this to be known about it.

Mr. Flint: Right.

Mr. Vidrine: So, I feel like as Chairman, I do need to respond. What's so important for us, is to maintain and protect property values. Residents want to live in great looking community, and you want to preserve your investments. Right? The number one way to preserve that, is for everyone to get along and have a place they enjoy living at. But the landscape maintenance, pond maintenance and pressure washing matters. There's just not the place to ever even think about some of the suggestions in here. You're going to be competitive in your bidding. You're going to watch it. You're not going to be wasteful. But gosh, do not decrease those budgets. I see that happen. We've been doing master plan developments for 25 years now and you want to see a community go downhill. These people start thinking, well we can save \$10,000 here. Don't irrigate water as much. If the grass is turning brown, the stains are showing up in the monuments. The pressure washer is not happening, so you're getting rust stains everywhere on the sidewalks. Then the residents are like well, *"If it looks like crap out there, I guess I don't need to cut my grass as much"* and the whole thing just starts going downhill. I'll be off the Board shortly this

year and I just felt like I wanted to share that with you. Do whatever you want with it. That's how passionate I am about it. That would protect your values. So, this topic, is concerning to me.

Mr. Flint: Are there any other Board comments or questions on the Proposed Budget or the resolution?

Mr. Qureshi: No.

Mr. Flint: If not, is there a motion to consider Resolution 2026-12?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2025-12 Adopting the Fiscal Year 2027 Approved Budget and Appropriating Funds was adopted.

B. Consideration of Resolution 2026-13 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll

Mr. Flint: The second part of the public hearing is Resolution 2026-13, which imposes the assessments that you just approved and the budget. There are two exhibits that are attached to the resolution. One is the budget and the other is the Assessment Roll, that lists all of the properties and the assessment amounts for each property. So, this is really just imposing the assessments that you just approved in the budget. It is a separate public hearing. Are there any members of the public that want to provide comment on the resolution or the budget or assessments? Hearing none, we will close the public comment. Is there any discussion from the Board on the resolution? If not, is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor Resolution 2026-13 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll was adopted.

Mr. Flint: Is there a motion to close the public hearings?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the public hearings on the Budget for Fiscal Year 2027 and the imposition of special assessments were closed.

SIXTH ORDER OF BUSINESS**Approval of Request for Transfer of
Environmental Resource Permit for
Phases 3 and 6**

Mr. Flint: Item 6 is the approval of the request for transfer of the Environment Resource Permit (ERP) for Phases 3 and 6. The ERP is the permit that's issued by the Water Management District. When Phases 3 and 6 were developed, the CDD issued bonds and in part those bonds funded the stormwater system in Phases 3 and 6. Those have been maintained by the District and turned over to the District for some time. This approval just formally transfers the permit to the CDD as the operating entity. So, it's a one-page transfer from the developer to the CDD as the operating entity. We've been operating and maintaining those stormwater systems for some time. Mr. Steve Saha is on the phone. Is there anything that you want to add?

Mr. Saha: No. It's just the standard process for the Water Management District to close out the permit for them and then to ultimately transfer it to the CDD that will have perpetual maintenance of it.

Mr. Flint: Are there any questions on the transfers of the ERPs for Phases 3 and 6? If not, is there a motion to approve?

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the request for Transfer of Environmental Resource Permit for Phases 3 and 6 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Service Agreement for
Lighting Service with Kissimmee Utility
Authority**

Mr. Flint: Next is the Lighting Service Agreement with Kissimmee Utility Authority (KUA). Alan?

Mr. Scheerer: Yeah. Included in your agenda package is a Lighting Service Agreement from KUA for the remaining lights to be installed in Phase 8B. This will be the last section, which we'll touch on a little later in the Field Report. This proposal is from KUA. They do a great job. Their pricing is extremely reasonable. It details how much you're going to pay per month. There are 52 LED fixtures, and the cost is about \$17 a month, which is probably some of the best pricing that we have for lighting. So, this will be the last Lighting Service Agreement

that we can expect. The community will be built out once Phase 8B has been transferred to the District.

Mr. Qureshi: What does \$17 a month include?

Mr. Scheerer: Everything. When you go through the lighting portion of the budget, like George said earlier, these are fixed costs. These come directly from KUA and we have a very good relationship with Mr. Matt Lawson, who we talked to during the pre-budget cycle to prepare for your Proposed Budgets. These numbers come directly from him. As we move on through the years in your budgets, we'll reach out to KUA, to get any updated pricing to make sure that your proposed and final budgets are as accurate as possible.

Mr. Vidrine: It's been \$17 for a long time.

Mr. Flint: It is about half as much.

Mr. Vidrine: It's been inflation proof.

Mr. Fint: Yeah.

Mr. Scheerer: I don't know how they do it.

Mr. Vidrine: It is \$2,900 per pole and we are renting them for \$17. That's a great deal.

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

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Service Agreement for Lighting Service with Kissimmee Utility Authority was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Final Agreement to Cost Sharing Agreement for Operation and Maintenance of Shared Infrastructure with Neptune Road Investments

Mr. Flint: Item 8 is the ratification of the Final Amendment to the Cost Sharing Agreement for the O&M shared infrastructure with Neptune Road Investments (NRI), related to the mixed-use development at the entrance of the community. The Board previously approved this agreement in substantial form and we're bringing it back in its final form. Kristin, is there anything that you want to hit on?

Ms. Trucco: Yes. Like George said, this was approved subject to staff sign off at the last Board meeting. We've been working with NRI's counsel since the last Board meeting, just to

make the changes that we discussed at the last Board meeting, including adding a set acreage for the developable property, defined term of the agreement, which is now reflected in the agreement as 76.06 acres. There was also additional language that we requested that NRI's counsel had accepted, such as noting that if the acreage of that developable property were to change in the future, the other parcel shares would be increased or decreased proportionally, so that the overall Neptune fair share remains 7.37% to the District. We also added some language that Neptune will pay the CDD the Neptune fair share, which is that 7.37%. It has remained unchanged since the initial version was signed, after eight years have passed since the effective date of this, whether or not a Certificate of Occupancy (COC) has been issued for that parcel. You'll recall that the original agreement called for payment of \$120 per acre. That has not changed in here. But we've requested some additional clarifying language and those additional terms, which we think is beneficial for the CDD. So, like I said, you've already approved the Cost Sharing Agreement, subject to staff sign off, but those, I think, are the material changes since the last form that you saw on the agenda. So, today we're just looking for a motion to ratify this final form. I have to add, too, we've discussed this at the last Board meeting a little bit or in the past. Andre and Mark ordinarily would need to abstain from voting on this measure. However, there's a statutory exception for them, because they were elected by NRI on a one acre, one vote basis, so they qualify for that exception. They may vote, but we recommend that they publicly announce their relationship with NRI before doing so, being that relationship is with Mark as a principal and Andre as a business associate for NRI. So, I would just recommend that you announce that prior to engaging in any discussion. You'll submit a Form 8B, which I can help walk you through. I know we've done that in the past, but I just wanted to note that for the record as well, so that's clear. I guess, actually first, do you mind? Mark and Andre, as an extra precautionary measure, just go ahead and publicly announce your relationship with NRI, being that Mark is an NRI principal and Andre is a business associate. Do you both agree with that?

Mr. Vidrine: Yes.

Mr. Hooker: Yes.

Ms. Trucco: Okay, great. Alright. Then you can discuss it. If you have any questions for me, I'm here. Otherwise, like I said, we're looking for a motion to ratify the amendment to the Cost Sharing Agreement reflected in your agenda today.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor approval of the Final Agreement to Cost Sharing Agreement for Operation and Maintenance of Shared Infrastructure with Neptune Road Investments was ratified.

Mr. Flint: I'll provide Form 8B to Mark and Andre.

Ms. Trucco: Thank you.

NINTH ORDER OF BUSINESS

Discussion of Resident Tree Reimbursement – 2609 Autumn Peace Drive

Mr. Flint: Item 9 is discussion of the resident tree reimbursement. The residents reside at 2609 Autumn Peace Drive. I understand that they are leasing that property and that lease is up in April. There was a traffic accident. Where was the accident

Ms. Chambers: On Cross Prairie Parkway.

Mr. Flint: On Cross Prairie Parkway where a tree was damaged. We received a copy of the Police Report, which indicated that someone who resides at 2609 Autumn Peace Drive, was responsible. We reached out to them and provided the backup for the cost of removing and replacing the tree. They would like the ability to pay it over time, \$100 a month for seven months. I guess they're not submitting it to their insurance, or they don't have insurance or whatever it is, they have asked for the ability to pay it over time for \$100 a month. So, that's why we're putting on the agenda Otherwise we typically handle this stuff administratively. I'm not saying you're setting a precedent by allowing them to pay \$100 a month, it's just not typically what we would do. But we also don't want to be tracking a bunch of people paying overtime. But this is kind of a one-off situation.

Mr. Vidrine: They're struggling, so I'm more inclined to let it happen.

Mr. Flint: If there's no objection from the Board, is there a motion then to approve the payment over time?

Mr. Qureshi: I would most probably say instead of seven months, maybe we need to go back and renegotiate the time. Instead of seven months, maybe they can do three equal payments or maybe one payment and then two more payments. But I think that seven months is going to set a president. It's a big community and things can happen. So, I think we need to go back and

renegotiate with them and say, *“Hey, this is what our proposal is. Tell us if you can handle that.”* I do believe that we need to reduce the time.

Mr. Flint: Okay. Would the Board be amenable to five months?

Mr. Qureshi: Five months would be fine. I’m good with three to five months.

Mr. Flint: If you want to set parameters and delegate authority to one of the Board Members, that would be better. Because if you approve five months and they're like, *“We can't do five months,”* we have to wait another month for another Board meeting.

Mr. Vidrine: It doesn't matter to me. I don't live here.

Mr. Flint: Would you be willing to negotiate with the residents?

Mr. Qureshi: I guess I am.

Mr. Flint: You're the one who wanted a shorter time frame.

Ms. Chambers: George, I have a quick question. How long is their lease?

Mr. Flint: It's up in April of 2027. So, seven months is cutting it close.

Ms. Chambers: Okay.

Mr. Flint: Five months would probably be better.

Mr. Vidrine: Yeah.

Ms. Chambers: Yeah, I think five months, just to keep them on the hook.

Mr. Qureshi: We need to follow up with the lease.

Mr. Vidrine: I didn't know it was a lease. I just didn't hear that part.

Mr. Flint: Their lease is up in mid-April. So, is there a motion to approve no longer than five months and then delegate authority to Asif to negotiate the final term?

Mr. Vidrine: Is there a ramification if they don't make their payment?

Mr. Flint: Well, we could go to small claims court, or we could file some action, but it's going to cost more than that. So, you're better off just probably allowing them to pay overtime. Normally these things would be filed with their insurance company and we would be reimbursed.

Mr. Qureshi: Yeah, and that actually brings up good points. If they are renting, there's a landlord who is the owner of the property. They should have insurance. Plus, the renters should have rental insurance. So, either they did not follow the policy, or they did not submit the lease to us properly.

Mr. Flint: Well, this is a tree on Cross Prairie Parkway, not in front of their house. They are public roads.

Mr. Qureshi: I see. So, they did not have any automobile insurance.

Mr. Flint: I'm not sure if they have it or not. There's a Police Report. Did the Police Report have insurance information?

Ms. Chambers: We can check.

Mr. Flint: We can check that. We can file a claim directly, if the Police Report includes the insurance.

Ms. Trucco: Can you remind me, what was the total amount of the damage?

Mr. Flint: \$700.

Ms. Chambers: \$790.

Ms. Trucco: Okay.

Mr. Flint: They were going to make one payment.

Ms. Trucco: Okay, understood.

Mr. Flint: They are going to make one payment upfront.

Ms. Trucco: Obviously you can do an insurance claim, but I understand what you're saying is that it is going to cost more to chase after them than \$700 potentially. Okay, understood.

Mr. Flint: With engineering and attorney time right now, we've probably spent a couple hundred dollars. Anyway, is there a motion to approve no more than five payments and then designate Mr. Qureshi to negotiate the final term or have sign off on the final terms?

<p>On MOTION by Mr. Vidrine seconded by Mr. Bailey with all in favor allowing the owner of 2609 Autumn Peace Drive to reimburse the District for the removal and replacement of a tree and paying \$100 a month for five months, subject to Mr. Qureshi negotiating the final terms was approved.</p>

TENTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award Number 1 Ranked Firm

Mr. Flint: Prior to this meeting, the Board sat as the Audit Committee. You reviewed and ranked four responses. You ranked Grau and Associates number one. Is there a motion to accept the Audit Committee's ranking?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor accepting the ranking of the Audit Committee to rank Grau & Associates as the number one firm to provide auditing services, DiBartolomeo, McBee, Hartley & Barnes number two, Richie Tandoc, P.A. number three and McIntosh CPA number four and authorizing staff to send the notice of intent to the number one ranked firm was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen?

Ms. Trucco: I don't have anything new for the Board today, but I'm here if you have any questions for me. Thank you.

Mr. Flint: Are there any questions for counsel? Not hearing any,

B. Engineer

Mr. Flint: Steve, do you have anything for the Board? Did we lose Steve? Okay.

C. Field Manager's Report

i. Consideration of Agreement for Landscape Maintenance Services with Yellowstone Landscape

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

Mr. Scheerer: Yeah. Included in your agenda package, is the agreement prepared by legal counsel, between the District and Yellowstone Landscape. As George alluded to earlier, they are going to start on October 1. The administrative document, scope of services, areas of responsibilities map and their fee summary, are included. I'll try to answer any questions that the Board may have regarding this proposal. We've already had one pre-meeting with the Yellowstone team. We have another one scheduled for next week. We're also setting up exit

interviews and stuff with United Land, to make sure that all of their stuff is in a row before they leave.

Ms. Trucco: Just a comment here. This Landscape Maintenance Services Agreement is from the Request for Proposals (RFP) that the CDD issued and Yellowstone responded from. So, there was a sample in there. We basically just filled in the additional information, because you selected Yellowstone, but the base form document is taken from that original RFP. I just wanted to clarify that.

Mr. Vidrine: Thank you.

Mr. Flint: Are there any questions on the agreement? Is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor the Agreement for Landscape Maintenance Services with Yellowstone Landscape was approved.

ii. Consideration of Agreement for Fiscal Year 2027 Monthly Pond Maintenance

Mr. Scheerer: The next agreement that's in your agenda, is from Sunshine Land Management. As you know, they do the bulk of the pond maintenance within the community. The monthly amount is \$2,520. Each pond is broken down based on acreage and cost. They are your current provider. They are doing everything except Phase 5, which we'll talk about next. All of these figures are included in your 2027 budget.

Mr. Flint: Are there any questions on the agreement with Sunshine Land Management? Hearing none, is there a motion to approve?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Agreement with for Fiscal Year 2027 Monthly Pond Maintenance with Sunshine Land Management was approved.

Mr. Scheerer: The Sunshine Land Management Agreement does start on October 1.

iii. Consideration of Agreement for Fiscal Year 2027 Aquatic Plant Management

Mr. Scheerer: The next agreement in your agenda package is from Applied Aquatic. As you know, the Tohoqua Reserve Phase 5 pond was experiencing some blue green algae and some other issues. The Board received a presentation from Applied Aquatic. We did multiple water samples through their aquatic vendor. I think the pond has responded remarkably well from last year to this year. So, the Board entered into an agreement with Applied Aquatic to continue those treatments after an initial startup fee. In your agenda package is a new proposal that will actually begin in January instead of October. Your current agreement with Applied Aquatic expires December 31 and it doesn't have the initial startup fee that you paid to have that pond initially treated. These numbers are also included in your 2027 budget. So, we would recommend approval unless the Board has any questions or concerns about the condition of the pond.

Mr. Flint: Are there any questions on the agreement with Applied Aquatics? If not, is there a motion to approve?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Agreement for Fiscal Year 2027 Aquatic Plant Management with Applied Aquatic was approved.

Mr. Scheerer: Just touching base onto the field stuff, like I said, we are working with United Land to make sure that everything is in in place before they leave. We do have another meeting scheduled with Yellowstone next week. I did receive a request from Pulte Homes, to have Phase 8B completed possibly by the end of this month. I think he said the 26th. He wants to schedule a turnover walk between us, United Land and Mr. Mark Todd the install contractor. We will invite a rep from Yellowstone as well, to walk that final Phase 8B. Once that is completed, I believe all of the property will be completed and conveyed to the District. So, Yellowstone will start with a full slate of work and we'll make sure to touch base with them at our meeting next week. Other than that, I don't have anything else, unless the Board has any questions for me.

Mr. Qureshi: I do have a suggestion for United Land, when you're talking to them upon their exit. I have noticed in last few weeks coming into the subdivision, at the main entrance, even if it is raining, the sprinklers are on. There is so much wastage of water on that main street. I think we need to explain that to them. It should be on a sensor and if it rains, the sprinklers

should not turn on. I think we need to make sure that we are really looking into that. This usually happens between 6:00 p.m. to 7:00 p.m. For the last two weeks, I happen to be actually coming in and questioning, “*Why is this on?*” I continuously keep forgetting to send it to you, but we need to make a note and we need to make sure that water wastage is not taking place.

Mr. Scheerer: Yes sir. We'll definitely discuss that with both landscapers. As you know we have what's called a click frame sensor. It's like a little R2-D2 thing. They're usually set at about a half an inch. So, if that sensor doesn't have water in it to that shutoff point, then we are going to get water that runs. But we'll make sure that those sensors are working properly and make sure if any of them need to be replaced, we'll get them replaced. But I did see the photos. We did send it over to them immediately and they were going to be out today to take a look at it.

Mr. Qureshi: Yeah, I'll keep an eye on that and if I do see this still, I'll most probably take some pictures and send it to you.

Mr. Scheerer: We did go ahead and pressure wash the entrance from Neptune Road to Cross Prairie Parkway. That was also in lieu of construction, pretty much being done in that area. I think it looks pretty good. There is still some caution tape up. The reason why the caution tape is up, is this particular vendor does a chlorine spray after everything dries off. It's only like a 2% solution. That assists us with any algae, mold or mildew that continuously builds up due to, like you said, either some irrigation issues or the rain that we've been getting. Then the fencing along Neptune Road east and west, was all cleaned as well. I think it looks pretty good.

Mr. Qureshi: Just a last note. The main sign that says, “*Tohoqua,*” coming in, the bottom strip of the lights are actually broken. They are not on in the nighttime.

Mr. Scheerer: Okay. That might just be a GFI issue. It's connected to a GFCI that's on the opposite side of the fence. We'll check that.

Mr. Qureshi: I think during the construction of that street, somehow it got damaged.

Mr. Scheerer: We'll take a look, sir.

Mr. Flint: Alright. Is there anything else for Alan?

D. Amenity Manager's Report

Mr. Flint: Amenity Manager's Report.

Ms. Calleja: Good morning. Included in your agendas is the Amenity Report. The facilities are up and running smoothly. We continue to welcome new residents. A few things

were added, new gym benches, motion sensor lights, alarms and covers on the exit buttons. Docking stations are to be installed. The raccoon bandit was captured. You also have a list of upcoming events and past events that we had.

i. Consideration of 2026/2027 Amenity Service Proposals

a. Fitness Equipment Preventative Maintenance

b. Fitness Equipment Preventative Maintenance – 4C

Mr. Flint: Do you want to present the proposals?

Ms. Calleja: Of course. We have proposals from Commercial Fitness. One of them is for the Residents Club here and the other one is for the Phase 4C amenity. The one for here is set to start on October 1st. It's a quarterly maintenance for the gym. The one for Phase 4C, would start actually in February, after that one-year period that we were given with the equipment. Then there's also a proposal from Turner Pest Control for the Phase 4C amenity.

Mr. Flint: Are there any questions on the Commercial Fitness proposals?

Mr. Qureshi: It actually looks pretty good.

Mr. Flint: Is there a motion?

Resident (Not Identified): Where is Phase 4C?

Ms. Calleja: Phase 4C is the new amenity.

Mr. Flint: There is a Clubhouse, pool and Fitness Center. Are there any questions on the preventative maintenance proposals? If not, you could approve both in one motion.

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the 2026/2027 amenity service proposals with Commercial Fitness for fitness equipment preventative maintenance at the Residents Club and Phase 4C amenity were approved.

c. Pest Control Recurring Service

Mr. Flint: You also have the pest control proposal in your agenda with Turner Pest Control. Is this for both facilities or are there two different ones?

Ms. Calleja: That would be for Phase 4C.

Mr. Flint: Okay. Are there any questions on the pest control proposal? If not, is there a motion to approve?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the 2026/2027 amenity service proposal with Turner Pest Control for pest control recurring service in Phase 4C was approved.

d. Termite Service for Treatment and Retreatment

Mr. Flint: Then you have the termite service Treatment and Retreatment Agreement with Turner Pest Control. Are there any questions on that one? If not, is there a motion to approve?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the 2026/2027 amenity service proposal with Turner Pest Control for termite service for treatment and retreatment was approved.

Mr. Flint: Is there anything else from for the amenities staff?

Mr. Qureshi: Not a question. Actually, I wanted to give them a compliment. The event that you guys did with the ice or snow, was outstanding. You guys did a great job. So, thank you.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report, you have approval of the Check Register in your agenda package. This is from June 21st through July 26th for the General Fund and Board compensation, in the amount of \$71,692. The detailed register is behind the summary. Are there any questions on the Check Register? If not, is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor the Check Register from June 21, 2026 through July 26, 2026 in the amount of \$71,692 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through June 30, 2026. It includes the Combined Balance Sheet and the Statement of Revenue and Expenditures for each one of the funds, as well as Assessment Receipt Schedule and month to month summary for the General Fund. No action is required on the financials, but if the Board has any questions, we can discuss those.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint: Each year you are required to adopt an annual meeting schedule. We've prepared an annual meeting schedule that follows your current practice of meeting on the first Wednesday of the month at 9:00 a.m. at this location. If you're comfortable continuing with the date, time and location, you could approve this or it can be modified.

On MOTION by Mr. Qureshi seconded by Ms. Qureshi with all in favor the Fiscal Year 2027 meeting schedule was approved as presented.

iv. District Goals and Objectives**a. Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. Flint: District goals and objectives. You may recall, last year the legislature enacted a new requirement that Special Districts and other government entities, establish annual goals and objectives. So, for Fiscal Year 2026, you had approved those goals and objectives. We've taken those and reproduced them for Fiscal Year 2027. In the event that you're comfortable with the ones you've established, you could consider these or they can be modified. As you recall, we broke them up into three areas, the first being community communication and engagement. Then we have goals and objectives under that, that address your public meetings compliance, your public meeting notice compliance and your public records compliance. The second area is infrastructure and facilities maintenance. Under that, there are two goals and objectives. One deals with the Field Manager and District Manager's periodic site inspections and the other deals with the annual engineer inspection that's required to be completed in June of each year. Then the last area is financial transparency and accountability. There are three goals and objectives under that. The first dealing with the annual budget preparation and adoption. The second dealing with the unaudited financial reports that are included in your agendas and then the third one is your annual financial audit. We felt that covered the main areas that you would be interested in measuring, but if you want to make any changes, that would be at the Board's discretion. If not, you can approve these as presented.

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the District's goals and objectives for Fiscal Year 2027 were approved.

b. Presentation of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. Flint: Each year, once you complete the fiscal year, you're required to report how you did on the goals and objectives. So, for the current fiscal year, which ends at the end of this month, we would fill this form out. In all cases you've achieved the objectives. So, I would ask the Board to authorize the Chair to execute this form at the end of the month. Is there a motion to that effect?

On MOTION by Mr. Qureshi seconded by Ms. Qureshi with all in favor the goals and objectives for Fiscal Year 2026 and authorization for the Chair to execute the final form was approved.

Mr. Flint: I also wanted to introduce Mr. Jason Showe. He is a District Manager with GMS. He's been with GMS for over 20 years. He's our Senior District Manager. He handles a number of complex communities in Central Florida for us. I'm going to be transitioning to Jason. He's going to end up taking Tohoqua over. But I wanted to introduce you to Jason. He's more than qualified and I think you will enjoy working with him. I don't think Alan's going anywhere soon or Marcia. So, you're stuck with those guys.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flint: Are there any Supervisor Requests? Is there anything else that Board would like to discuss that was not on the agenda? If not, we need a motion to adjourn.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 2026 (the “**Effective Date**”), by and between **PayGOV.US, LLC**, an Indiana limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Tohoqua Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without

deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit

PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("iStream") as described in Section 14 and the card processors PGV identifies to

the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written

approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, an Indiana limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A

DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from 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; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI



COMMERCIAL HVAC EQUIPMENT REPLACEMENT PROPOSAL

Main Gym Daikin Variable System Replacement

PREPARED FOR	Tohoqua CDD
PROJECT LOCATION	1830 Fulfillment Drive, Kissimmee, FL 34744
CUSTOMER CONTACT	Johanna Gonzalez (305) 742-5591 Jgonzalez2@calmfla.com
PREPARED BY	Shawn Graham Frank's Air Conditioning, Inc. September 25, 2026

1. Project Overview

Frank's Air Conditioning proposes to replace the Main Gym AC, an existing nominal two-ton Goodman split system manufactured in April 2018. The compressor's internal mechanism has failed and is no longer circulating refrigerant. The gym also experienced complaints that the two-ton system could not keep up during demanding summer conditions and occupancy periods.

We propose a nominal three-ton Daikin inverter heat-pump system with a variable-speed indoor blower and communicating control. The higher available capacity addresses the reported peak-load shortfall, while the system can adjust its output as the gym load changes. The installation uses the current outdoor location and mechanical closet, with a new condenser pad and primary condensate safety switch.

2. Proposed Equipment

COMPONENT	SELECTED EQUIPMENT
Outdoor heat pump	Daikin DH6VSA3610A nominal three-ton inverter system
Indoor air handler	Daikin DFVE36CP1300A variable-speed ECM blower
Electric heat	HKTSN05X1 5 kW supplemental heat kit
Control	Daikin DTST-TOU-A One Touch communicating thermostat
Other materials	New outdoor equipment pad and primary condensate safety switch

AHRI certified match 215415505 | 16.6 SEER2. This is the certified cooling-efficiency rating for the specified combination. Actual utility use depends on weather, operating hours, thermostat settings, occupancy, ductwork, and maintenance.

3. Capacity, Comfort, and Humidity

- More cooling capacity when needed: The proposed nominal three-ton system has greater available capacity than the existing nominal two-ton equipment for hot afternoons and heavier gym use.
- Output that follows demand: Inverter compressor operation can reduce output at lighter loads instead of relying only on fixed-capacity on/off cycles, helping avoid unnecessary temperature swings.
- Variable indoor airflow: The DFVE blower and Daikin control provide airflow adjustment as the system changes output; correct setup can support longer, steadier operation and moisture removal.
- Improved rated efficiency: The AHRI-certified 16.6 SEER2 pairing provides an updated efficiency platform without promising a specific percentage or dollar savings.
- Humidity qualification: The replacement is intended to improve control under typical conditions, but no indoor relative-humidity target can be guaranteed without a load, ventilation, infiltration, and ductwork assessment.

4. Installation Scope

- Coordinate equipment delivery, permit and inspection activity, access to the gym mechanical closet, and a planned system shutdown. Protect immediate work areas and remove installation debris.
- Recover existing refrigerant as required; disconnect, remove, transport, and dispose of the existing Goodman outdoor unit and air handler.
- Install the new outdoor unit on a new equipment pad at the existing outdoor location. Install the Daikin air handler and heat kit in the gym mechanical closet and connect it to the existing return plenum and accessible supply duct connection.
- Flush, inspect, and pressure-test the existing refrigerant lineset. Verify size, routing, length, cleanliness, pressure integrity, insulation, and suitability for the selected Daikin equipment; reuse only if it passes. Make new direct equipment connections and complete evacuation and refrigerant charging to manufacturer requirements.
- Reconnect to the existing condensate drain if serviceable, install a new primary safety switch, and verify positive drainage and safety shutdown. Reconnect the existing electrical disconnects and low-voltage wiring if sound, properly sized, and compatible.
- Install and configure the Daikin One Touch control. Set the variable system up for the existing duct conditions; test cooling, heat-pump operation, auxiliary heat, blower operation, controls, condensate protection, and basic system performance.

5. Basis of Proposal and Existing Conditions

Capacity and airflow. The new system has higher nominal capacity, but actual delivered cooling and humidity control depend on the existing ductwork, return-air path, filtration, ventilation, building envelope, occupancy, and available electrical capacity. Frank's will check accessible airflow and static pressure during setup. If the existing distribution system cannot support the selected equipment within manufacturer limits, duct or electrical corrections will be proposed separately; no major duct redesign or formal load calculation is included.

Lineset. Reuse is conditional on passing the required inspection, flush, and pressure test and meeting the manufacturer's size, length, material, and routing specifications. Leaks, contamination, concealed damage, incompatible sizing, or a failed pressure test will require a separate written change order for repair or replacement before permanent corrective work proceeds. Existing concealed piping is not warranted as new; Frank's workmanship coverage applies to new connections and work performed.

Retained components. The existing condensate drain, outdoor disconnects, low-voltage wiring, duct connections, and building electrical supply must be serviceable and compatible. The quote does not include replacement of failed retained components, new low-voltage wiring, feeder or breaker upgrades, extensive duct alterations, inaccessible drain repairs, finish restoration, or correction of concealed code deficiencies. Necessary additional work will be documented and presented for written approval.

No lift or crane is anticipated. This price assumes normal access to the outdoor location, mechanical closet, thermostat location, and electrical panel. Temporary conditioning, after-hours work, and specialty access equipment are excluded unless separately authorized.

6. Scheduling and Operational Impact

All specified equipment was available when this proposal was prepared. Subject to acceptance, continued availability, permit timing, and scheduling, Frank's expects to begin installation within one week of approval and complete the physical replacement in one working day. Inspection or unforeseen corrective work may extend final closeout.

The Main Gym will have no air conditioning while its system is disconnected and replaced. We will coordinate the installation date with Johanna Gonzalez and make reasonable efforts to limit disruption to scheduled activities. The customer will provide clear access to the gym mechanical closet, outdoor unit, thermostat, and electrical equipment on installation day.

7. Warranty and Performance

The new Daikin equipment includes a manufacturer's limited warranty of five years on the compressor and five years on parts, subject to the manufacturer's written terms for this commercial installation and its claim procedures. Frank's provides its one-year Satisfaction Guarantee on installation work performed under this proposal. Retained drain piping, electrical components, controls wiring, ductwork, and other existing building components are not warranted as new.

The certified 16.6 SEER2 rating applies under standardized test conditions. This proposal does not guarantee a specific room temperature, relative humidity, peak-load result, utility savings, or operating cost. Actual performance depends on equipment setup, the existing duct and electrical systems, ventilation, occupancy, building load, and maintenance.

8. Investment and Acceptance

PROJECT INVESTMENT	AMOUNT
Main Gym Daikin system replacement and installation	\$11,488.15
Commercial CARE member discount (5%)	-\$574.41
TOTAL INVESTMENT	\$10,913.74

Frank's will provide the required HVAC permit and coordinate the associated inspection. Payment follows Frank's standard terms unless otherwise agreed in writing. Equipment availability and scheduling will be reconfirmed upon acceptance. Changes to scope, materials, or price require written approval.

By signing below, the customer authorizes Frank's Air Conditioning, Inc. to proceed with the described work at the total investment above, subject to the conditions in this proposal.

Authorized signature: _____ Date: 10/28/26

Printed name and title: Jason M Showe, District Manager

Questions about this proposal? Call Shawn Graham at 407-431-8123 or email shawngraham@franksac.com.

Frank's Air Conditioning, Inc. | Florida HVAC License CAC1820196



Shawn Graham

Commercial Services Manager, Frank's AC

SECTION VII

SECTION A

REBATE REPORT

\$2,120,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2022

(Phase 3/6 Project)

Dated: November 4, 2022

Delivered: November 4, 2022

Rebate Report to the Computation Date

June 15, 2027

Reflecting Activity To

July 31, 2026



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Account	13
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Account	15
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

September 2, 2026

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$2,120,000 Tohoqua Community Development District (City of St. Cloud, Florida),
Special Assessment Revenue Bonds, Series 2022 (Phase 3/6 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of June 15, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2027 Computation Date
Reflecting Activity from November 4, 2022 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Account	3.146112%	38,124.21	(39,460.70)
Costs of Issuance Account	2.315533%	194.61	(367.03)
Capitalized Interest Account	3.333061%	3,040.79	(2,765.63)
Reserve Account	3.906858%	10,006.88	(5,520.74)
Totals	3.272816%	\$51,366.49	\$(48,114.10)
Bond Yield	5.757157%		
Rebate Computation Credits			(9,585.38)
Net Rebatable Arbitrage			\$(57,699.48)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from November 4, 2022, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 4, 2022 and July 31, 2026, the District made periodic payments into the Sinking Fund and Interest Account that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Sinking Fund and Interest Account and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on November 4, 2022, the date of the closing, and ending on July 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	272499000
Interest	272499001
Sinking Fund	272499002
Prepayment	272499003
Reserve	272499004
Project	272499005
Capitalized Interest	272499006
Costs of Issuance	272499007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebatable Arbitrage.

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Delivered: November 4, 2022

Sources of Funds

Par Amount	\$2,120,000.00
Total	\$2,120,000.00

Uses of Funds

Project Account	\$1,706,935.90
Cost of Issuance Account	175,785.00
Capitalized Interest Account	119,404.10
Reserve Account	75,475.00
Underwriter's Discount	42,400.00
Total	\$2,120,000.00

PROOF OF ARBITRAGE YIELD

\$2,120,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2022
 (Phase 3/6 Project)

Date	Debt Service	Present Value to 11/04/2022 @ 5.7571574500%
05/01/2023	59,200.35	57,571.13
11/01/2023	60,203.75	56,908.75
05/01/2024	90,203.75	82,881.03
11/01/2024	59,453.75	53,098.82
05/01/2025	89,453.75	77,656.75
11/01/2025	58,703.75	49,536.07
05/01/2026	88,703.75	72,756.65
11/01/2026	57,953.75	46,204.82
05/01/2027	92,953.75	72,035.69
11/01/2027	57,078.75	42,996.22
05/01/2028	92,078.75	67,420.24
11/01/2028	56,203.75	40,001.04
05/01/2029	91,203.75	63,094.82
11/01/2029	55,328.75	37,205.48
05/01/2030	95,328.75	62,309.60
11/01/2030	54,328.75	34,517.22
05/01/2031	94,328.75	58,253.93
11/01/2031	53,328.75	32,012.35
05/01/2032	98,328.75	57,373.56
11/01/2032	52,203.75	29,607.93
05/01/2033	97,203.75	53,587.61
11/01/2033	50,921.25	27,286.98
05/01/2034	100,921.25	52,567.10
11/01/2034	49,496.25	25,059.87
05/01/2035	99,496.25	48,965.28
11/01/2035	48,071.25	22,995.45
05/01/2036	103,071.25	47,925.78
11/01/2036	46,503.75	21,018.16
05/01/2037	101,503.75	44,592.70
11/01/2037	44,936.25	19,189.05
05/01/2038	104,936.25	43,556.94
11/01/2038	43,226.25	17,440.32
05/01/2039	108,226.25	42,443.82
11/01/2039	41,373.75	15,771.82
05/01/2040	111,373.75	41,268.13
11/01/2040	39,378.75	14,183.03
05/01/2041	109,378.75	38,292.61
11/01/2041	37,383.75	12,721.55
05/01/2042	112,383.75	37,173.69
11/01/2042	35,246.25	11,332.35
05/01/2043	115,246.25	36,017.12
11/01/2043	32,906.25	9,996.22
05/01/2044	117,906.25	34,815.22
11/01/2044	30,420.00	8,731.05
05/01/2045	120,420.00	33,595.49
11/01/2045	27,787.50	7,535.41
05/01/2046	122,787.50	32,365.82
11/01/2046	25,008.75	6,407.66
05/01/2047	125,008.75	31,133.14
11/01/2047	22,083.75	5,346.02
05/01/2048	132,083.75	31,080.08
11/01/2048	18,866.25	4,315.12
05/01/2049	133,866.25	29,761.43
11/01/2049	15,502.50	3,350.11
05/01/2050	135,502.50	28,462.97
11/01/2050	11,992.50	2,448.60
05/01/2051	141,992.50	28,180.48

PROOF OF ARBITRAGE YIELD

\$2,120,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2022
 (Phase 3/6 Project)

Date	Debt Service	Present Value to 11/04/2022 @ 5.7571574500%
11/01/2051	8,190.00	1,579.94
05/01/2052	143,190.00	26,850.09
11/01/2052	4,241.25	773.04
05/01/2053	149,241.25	26,440.64
	4,575,847.85	2,120,000.00

Proceeds Summary

Delivery date	11/04/2022
Par Value	2,120,000.00
Target for yield calculation	2,120,000.00

BOND DEBT SERVICE

\$2,120,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2022
 (Phase 3/6 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/04/2022					
05/01/2023			59,200.35	59,200.35	59,200.35
11/01/2023			60,203.75	60,203.75	
05/01/2024	30,000	5.000%	60,203.75	90,203.75	150,407.50
11/01/2024			59,453.75	59,453.75	
05/01/2025	30,000	5.000%	59,453.75	89,453.75	148,907.50
11/01/2025			58,703.75	58,703.75	
05/01/2026	30,000	5.000%	58,703.75	88,703.75	147,407.50
11/01/2026			57,953.75	57,953.75	
05/01/2027	35,000	5.000%	57,953.75	92,953.75	150,907.50
11/01/2027			57,078.75	57,078.75	
05/01/2028	35,000	5.000%	57,078.75	92,078.75	149,157.50
11/01/2028			56,203.75	56,203.75	
05/01/2029	35,000	5.000%	56,203.75	91,203.75	147,407.50
11/01/2029			55,328.75	55,328.75	
05/01/2030	40,000	5.000%	55,328.75	95,328.75	150,657.50
11/01/2030			54,328.75	54,328.75	
05/01/2031	40,000	5.000%	54,328.75	94,328.75	148,657.50
11/01/2031			53,328.75	53,328.75	
05/01/2032	45,000	5.000%	53,328.75	98,328.75	151,657.50
11/01/2032			52,203.75	52,203.75	
05/01/2033	45,000	5.700%	52,203.75	97,203.75	149,407.50
11/01/2033			50,921.25	50,921.25	
05/01/2034	50,000	5.700%	50,921.25	100,921.25	151,842.50
11/01/2034			49,496.25	49,496.25	
05/01/2035	50,000	5.700%	49,496.25	99,496.25	148,992.50
11/01/2035			48,071.25	48,071.25	
05/01/2036	55,000	5.700%	48,071.25	103,071.25	151,142.50
11/01/2036			46,503.75	46,503.75	
05/01/2037	55,000	5.700%	46,503.75	101,503.75	148,007.50
11/01/2037			44,936.25	44,936.25	
05/01/2038	60,000	5.700%	44,936.25	104,936.25	149,872.50
11/01/2038			43,226.25	43,226.25	
05/01/2039	65,000	5.700%	43,226.25	108,226.25	151,452.50
11/01/2039			41,373.75	41,373.75	
05/01/2040	70,000	5.700%	41,373.75	111,373.75	152,747.50
11/01/2040			39,378.75	39,378.75	
05/01/2041	70,000	5.700%	39,378.75	109,378.75	148,757.50
11/01/2041			37,383.75	37,383.75	
05/01/2042	75,000	5.700%	37,383.75	112,383.75	149,767.50
11/01/2042			35,246.25	35,246.25	
05/01/2043	80,000	5.850%	35,246.25	115,246.25	150,492.50
11/01/2043			32,906.25	32,906.25	
05/01/2044	85,000	5.850%	32,906.25	117,906.25	150,812.50
11/01/2044			30,420.00	30,420.00	
05/01/2045	90,000	5.850%	30,420.00	120,420.00	150,840.00
11/01/2045			27,787.50	27,787.50	
05/01/2046	95,000	5.850%	27,787.50	122,787.50	150,575.00
11/01/2046			25,008.75	25,008.75	
05/01/2047	100,000	5.850%	25,008.75	125,008.75	150,017.50
11/01/2047			22,083.75	22,083.75	
05/01/2048	110,000	5.850%	22,083.75	132,083.75	154,167.50
11/01/2048			18,866.25	18,866.25	
05/01/2049	115,000	5.850%	18,866.25	133,866.25	152,732.50
11/01/2049			15,502.50	15,502.50	
05/01/2050	120,000	5.850%	15,502.50	135,502.50	151,005.00
11/01/2050			11,992.50	11,992.50	
05/01/2051	130,000	5.850%	11,992.50	141,992.50	153,985.00

BOND DEBT SERVICE

\$2,120,000

Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			8,190.00	8,190.00	
05/01/2052	135,000	5.850%	8,190.00	143,190.00	151,380.00
11/01/2052			4,241.25	4,241.25	
05/01/2053	145,000	5.850%	4,241.25	149,241.25	153,482.50
	2,120,000		2,455,847.85	4,575,847.85	4,575,847.85

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Project Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.757157%)
11/04/22	Beg Bal	-1,706,935.90	-2,217,936.80
04/21/23		-12,304.74	-15,572.90
04/24/23		7,285.00	9,215.55
05/02/23		-24.87	-31.42
05/03/23		984,235.00	1,243,295.25
07/25/23		1,001.25	1,248.54
08/03/23		56.25	70.05
10/04/23		759,339.44	936,638.83
01/05/24		-5,426.31	-6,597.96
01/22/24		70.00	84.89
01/22/24		462.25	560.55
01/22/24		1,586.25	1,923.59
01/03/25		560.00	643.55
02/18/26		-60,380.00	-65,095.99
07/31/26	Bal	68,398.09	71,880.76
07/31/26	Acc	202.50	212.81

06/15/27	TOTALS:	38,124.21	-39,460.70

ISSUE DATE:	11/04/22	REBATABLE ARBITRAGE:	-39,460.70
COMP DATE:	06/15/27	NET INCOME:	38,124.21
BOND YIELD:	5.757157%	TAX INV YIELD:	3.146112%

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.757157%)
11/04/22	Beg Bal	-175,785.00	-228,409.29
11/04/22		46,500.00	60,420.58
11/04/22		35,000.00	45,477.86
11/04/22		32,500.00	42,229.44
11/04/22		6,000.00	7,796.20
11/04/22		1,750.00	2,273.89
11/08/22		5,900.00	7,661.43
12/01/22		36,000.00	46,578.52
04/21/23		12,304.74	15,572.90
05/02/23		24.87	31.42

06/15/27	TOTALS:	194.61	-367.03

ISSUE DATE:	11/04/22	REBATABLE ARBITRAGE:	-367.03
COMP DATE:	06/15/27	NET INCOME:	194.61
BOND YIELD:	5.757157%	TAX INV YIELD:	2.315533%

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Capitalized Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.757157%)
11/04/22	Beg Bal	-119,404.10	-155,149.79
05/01/23		59,200.36	74,806.06
05/03/23		-537.35	-678.79
06/21/23		-654.74	-820.84
11/01/23		60,203.75	73,945.37
11/02/23		-1,193.22	-1,465.34
01/05/24		5,426.09	6,597.70

06/15/27	TOTALS:	3,040.79	-2,765.63

ISSUE DATE:	11/04/22	REBATABLE ARBITRAGE:	-2,765.63
COMP DATE:	06/15/27	NET INCOME:	3,040.79
BOND YIELD:	5.757157%	TAX INV YIELD:	3.333061%

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.757157%)
11/04/22	Beg Bal	-75,475.00	-98,069.75
05/03/23		537.35	678.79
06/21/23		654.74	820.84
11/02/23		1,193.22	1,465.34
02/02/24		679.47	822.67
08/01/24		1,009.50	1,188.25
12/03/24		1,008.75	1,164.74
02/05/25		912.81	1,043.71
05/01/25		808.81	912.35
08/01/25		816.32	907.84
11/04/25		816.11	894.40
02/03/26		750.56	811.10
02/13/26		458.54	494.74
02/18/26		60,380.00	65,095.99
03/03/26		139.45	149.99
04/02/26		44.83	48.00
05/04/26		43.38	46.21
06/02/26		44.83	47.55
07/02/26		43.38	45.79
07/31/26	Bal	15,095.00	15,863.60
07/31/26	Acc	44.83	47.11

06/15/27	TOTALS:	10,006.88	-5,520.74

ISSUE DATE:	11/04/22	REBATABLE ARBITRAGE:	-5,520.74
COMP DATE:	06/15/27	NET INCOME:	10,006.88
BOND YIELD:	5.757157%	TAX INV YIELD:	3.906858%

\$2,120,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2022
(Phase 3/6 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.757157%)
06/15/23		-1,960.00	-2,459.55
06/15/24		-2,070.00	-2,454.26
06/15/25		-2,120.00	-2,374.85
06/15/26		-2,170.00	-2,296.73

06/15/27	TOTALS:	-8,320.00	-9,585.38

ISSUE DATE: 11/04/22 REBATABLE ARBITRAGE: -9,585.38
COMP DATE: 06/15/27
BOND YIELD: 5.757157%

SECTION B

REBATE REPORT

\$1,990,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

**Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)**

**Dated: September 28, 2023
Delivered: September 28, 2023**

**Rebate Report to the Computation Date
September 28, 2028
Reflecting Activity To
September 30, 2026**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 22, 2026

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$1,990,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2023 (Phase 4C Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of September 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the September 28, 2028 Computation Date
Reflecting Activity from September 28, 2023 through September 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	4.823744%	138,826.43	(34,996.70)
Debt Service Reserve Fund	4.443501%	9,363.50	(3,460.32)
Capitalized Interest Fund	5.273992%	5,313.06	(684.11)
Cost of Issuance Fund	5.210493%	269.43	(39.92)
Totals	4.814438%	\$153,772.42	\$(39,181.05)
Bond Yield	5.805414%		
Rebate Computation Credits			(7,552.68)
Net Rebatable Arbitrage			\$(46,733.73)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from September 28, 2023, the date of the closing, to September 30, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 28, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between September 28, 2023 and September 30, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

September 28, 2028.

7. Computation Period

The period beginning on September 28, 2023, the date of the closing, and ending on September 30, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Project Fund	214768005
Debt Service Reserve Fund	214768004
Capitalized Interest Fund	214768006
Cost of Issuance Fund	214768007
Principal	214768002
Interest	214768001
Revenue	214768000
Prepayment	214768003

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 28, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 28, 2028, is the Rebatable Arbitrage.

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Delivered: September 28, 2023

Sources of Funds

Par Amount	\$1,990,000.00
Net Original Issue Discount	-3,254.40
Total	\$1,986,745.60

Uses of Funds

Project Fund	\$1,561,326.43
Debt Service Reserve Fund	71,153.75
Capitalized Interest Fund	124,002.42
Cost of Issuance Fund	190,463.00
Underwriter's Discount	39,800.00
Total	\$1,986,745.60

PROOF OF ARBITRAGE YIELD

\$1,990,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4C Project)

Date	Debt Service	Present Value to 09/28/2023 @ 5.8054136512%
11/01/2023	10,412.31	10,357.83
05/01/2024	56,795.00	54,904.14
11/01/2024	56,795.00	53,355.39
05/01/2025	81,795.00	74,673.78
11/01/2025	56,170.00	49,833.22
05/01/2026	86,170.00	74,292.31
11/01/2026	55,420.00	46,433.08
05/01/2027	85,420.00	69,549.45
11/01/2027	54,670.00	43,257.00
05/01/2028	84,670.00	65,104.37
11/01/2028	53,920.00	40,290.59
05/01/2029	88,920.00	64,569.35
11/01/2029	53,045.00	37,432.14
05/01/2030	88,045.00	60,377.91
11/01/2030	52,170.00	34,767.02
05/01/2031	87,170.00	56,452.97
11/01/2031	51,295.00	32,282.56
05/01/2032	91,295.00	55,835.85
11/01/2032	50,295.00	29,892.63
05/01/2033	90,295.00	52,152.64
11/01/2033	49,295.00	27,668.69
05/01/2034	94,295.00	51,433.69
11/01/2034	48,012.50	25,449.92
05/01/2035	93,012.50	47,912.26
11/01/2035	46,730.00	23,392.38
05/01/2036	96,730.00	47,055.78
11/01/2036	45,305.00	21,417.62
05/01/2037	95,305.00	43,783.84
11/01/2037	43,880.00	19,590.16
05/01/2038	98,880.00	42,899.58
11/01/2038	42,312.50	17,839.66
05/01/2039	97,312.50	39,871.23
11/01/2039	40,745.00	16,223.27
05/01/2040	100,745.00	38,981.71
11/01/2040	39,035.00	14,677.93
05/01/2041	104,035.00	38,015.72
11/01/2041	37,182.50	13,203.70
05/01/2042	102,182.50	35,261.98
11/01/2042	35,330.00	11,848.05
05/01/2043	105,330.00	34,326.43
11/01/2043	33,335.00	10,557.24
05/01/2044	108,335.00	33,342.01
11/01/2044	31,122.50	9,308.31
05/01/2045	111,122.50	32,297.69
11/01/2045	28,762.50	8,123.99
05/01/2046	113,762.50	31,225.90
11/01/2046	26,255.00	7,003.27
05/01/2047	116,255.00	30,135.18
11/01/2047	23,600.00	5,944.94
05/01/2048	118,600.00	29,033.09
11/01/2048	20,797.50	4,947.58
05/01/2049	120,797.50	27,926.27
11/01/2049	17,847.50	4,009.64
05/01/2050	122,847.50	26,820.55
11/01/2050	14,750.00	3,129.44
05/01/2051	129,750.00	26,751.93
11/01/2051	11,357.50	2,275.64
05/01/2052	131,357.50	25,576.97

PROOF OF ARBITRAGE YIELD

\$1,990,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4C Project)

Date	Debt Service	Present Value
		to 09/28/2023 @ 5.8054136512%
11/01/2052	7,817.50	1,479.23
05/01/2053	137,817.50	25,342.24
11/01/2053	3,982.50	711.66
05/01/2054	138,982.50	24,134.99
	4,319,677.31	1,986,745.60

Proceeds Summary

Delivery date	09/28/2023
Par Value	1,990,000.00
Premium (Discount)	-3,254.40
Target for yield calculation	1,986,745.60

BOND DEBT SERVICE

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/28/2023					
11/01/2023			10,412.31	10,412.31	
05/01/2024			56,795.00	56,795.00	67,207.31
11/01/2024			56,795.00	56,795.00	
05/01/2025	25,000	5.000%	56,795.00	81,795.00	138,590.00
11/01/2025			56,170.00	56,170.00	
05/01/2026	30,000	5.000%	56,170.00	86,170.00	142,340.00
11/01/2026			55,420.00	55,420.00	
05/01/2027	30,000	5.000%	55,420.00	85,420.00	140,840.00
11/01/2027			54,670.00	54,670.00	
05/01/2028	30,000	5.000%	54,670.00	84,670.00	139,340.00
11/01/2028			53,920.00	53,920.00	
05/01/2029	35,000	5.000%	53,920.00	88,920.00	142,840.00
11/01/2029			53,045.00	53,045.00	
05/01/2030	35,000	5.000%	53,045.00	88,045.00	141,090.00
11/01/2030			52,170.00	52,170.00	
05/01/2031	35,000	5.000%	52,170.00	87,170.00	139,340.00
11/01/2031			51,295.00	51,295.00	
05/01/2032	40,000	5.000%	51,295.00	91,295.00	142,590.00
11/01/2032			50,295.00	50,295.00	
05/01/2033	40,000	5.000%	50,295.00	90,295.00	140,590.00
11/01/2033			49,295.00	49,295.00	
05/01/2034	45,000	5.700%	49,295.00	94,295.00	143,590.00
11/01/2034			48,012.50	48,012.50	
05/01/2035	45,000	5.700%	48,012.50	93,012.50	141,025.00
11/01/2035			46,730.00	46,730.00	
05/01/2036	50,000	5.700%	46,730.00	96,730.00	143,460.00
11/01/2036			45,305.00	45,305.00	
05/01/2037	50,000	5.700%	45,305.00	95,305.00	140,610.00
11/01/2037			43,880.00	43,880.00	
05/01/2038	55,000	5.700%	43,880.00	98,880.00	142,760.00
11/01/2038			42,312.50	42,312.50	
05/01/2039	55,000	5.700%	42,312.50	97,312.50	139,625.00
11/01/2039			40,745.00	40,745.00	
05/01/2040	60,000	5.700%	40,745.00	100,745.00	141,490.00
11/01/2040			39,035.00	39,035.00	
05/01/2041	65,000	5.700%	39,035.00	104,035.00	143,070.00
11/01/2041			37,182.50	37,182.50	
05/01/2042	65,000	5.700%	37,182.50	102,182.50	139,365.00
11/01/2042			35,330.00	35,330.00	
05/01/2043	70,000	5.700%	35,330.00	105,330.00	140,660.00
11/01/2043			33,335.00	33,335.00	
05/01/2044	75,000	5.900%	33,335.00	108,335.00	141,670.00
11/01/2044			31,122.50	31,122.50	
05/01/2045	80,000	5.900%	31,122.50	111,122.50	142,245.00
11/01/2045			28,762.50	28,762.50	
05/01/2046	85,000	5.900%	28,762.50	113,762.50	142,525.00
11/01/2046			26,255.00	26,255.00	
05/01/2047	90,000	5.900%	26,255.00	116,255.00	142,510.00
11/01/2047			23,600.00	23,600.00	
05/01/2048	95,000	5.900%	23,600.00	118,600.00	142,200.00
11/01/2048			20,797.50	20,797.50	
05/01/2049	100,000	5.900%	20,797.50	120,797.50	141,595.00
11/01/2049			17,847.50	17,847.50	
05/01/2050	105,000	5.900%	17,847.50	122,847.50	140,695.00
11/01/2050			14,750.00	14,750.00	
05/01/2051	115,000	5.900%	14,750.00	129,750.00	144,500.00
11/01/2051			11,357.50	11,357.50	
05/01/2052	120,000	5.900%	11,357.50	131,357.50	142,715.00

BOND DEBT SERVICE

\$1,990,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2023
 (Phase 4C Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			7,817.50	7,817.50	
05/01/2053	130,000	5.900%	7,817.50	137,817.50	145,635.00
11/01/2053			3,982.50	3,982.50	
05/01/2054	135,000	5.900%	3,982.50	138,982.50	142,965.00
	1,990,000		2,329,677.31	4,319,677.31	4,319,677.31

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Project Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.805414%)
09/28/23	Beg Bal	-1,561,326.43	-2,078,555.86
09/29/23		178,931.05	238,168.69
10/16/23		4,970.00	6,597.53
01/22/24		56.25	73.54
01/22/24		4,243.75	5,548.14
02/22/24		-11,070.18	-14,403.94
05/16/24		112.50	144.44
05/17/24		475.00	609.75
11/07/24		-9,357.87	-11,692.27
12/03/24		351.25	437.06
12/06/24		1,036.00	1,288.49
12/06/24		435.00	541.01
09/25/25		780.00	926.54
09/29/25		1,529,190.11	1,815,320.18

09/28/28	TOTALS:	138,826.43	-34,996.70

ISSUE DATE:	09/28/23	REBATABLE ARBITRAGE:	-34,996.70
COMP DATE:	09/28/28	NET INCOME:	138,826.43
BOND YIELD:	5.805414%	TAX INV YIELD:	4.823744%

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.805414%)
09/28/23	Beg Bal	-71,153.75	-94,725.25
10/03/23		20.86	27.75
11/02/23		323.31	428.09
12/04/23		310.64	409.23
01/03/24		319.25	418.64
02/02/24		316.40	412.99
03/04/24		296.03	384.44
04/02/24		316.53	409.24
05/02/24		306.24	394.05
06/04/24		316.45	405.13
07/02/24		306.24	390.31
08/02/24		316.26	401.17
09/04/24		316.20	399.06
10/02/24		294.34	369.82
11/04/24		286.06	357.59
12/03/24		265.73	330.65
01/02/25		264.67	327.82
02/03/25		256.63	316.29
03/04/25		231.79	284.28
04/02/25		256.62	313.33
05/02/25		248.35	301.79
06/03/25		256.59	310.27
07/02/25		248.35	298.92
08/04/25		256.62	307.31
09/03/25		256.39	305.62
10/02/25		240.35	285.19
11/04/25		240.54	283.96
12/02/25		219.10	257.50
01/05/26		216.17	252.73
02/03/26		211.33	245.98
03/03/26		190.84	221.07
04/02/26		211.29	243.63
05/04/26		204.48	234.58
06/02/26		211.33	241.37
07/02/26		204.48	232.43
08/04/26		211.29	238.95
09/02/26		211.29	237.89
09/30/26	Bal	71,153.75	79,756.65
09/30/26	Acc	204.46	229.18

09/28/28	TOTALS:	9,363.50	-3,460.32

ISSUE DATE:	09/28/23	REBATABLE ARBITRAGE:	-3,460.32
COMP DATE:	09/28/28	NET INCOME:	9,363.50
BOND YIELD:	5.805414%	TAX INV YIELD:	4.443501%

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.805414%)
09/28/23	Beg Bal	-124,002.42	-165,081.40
10/03/23		-20.86	-27.75
11/01/23		10,412.42	13,789.27
11/02/23		-323.31	-428.09
12/04/23		-310.64	-409.23
01/03/24		-319.25	-418.64
02/02/24		-316.40	-412.99
03/04/24		-296.03	-384.44
04/02/24		-316.53	-409.24
05/01/24		56,795.00	73,092.54
05/02/24		-306.24	-394.05
06/04/24		-316.45	-405.13
07/02/24		-306.24	-390.31
08/02/24		-316.26	-401.17
09/04/24		-316.20	-399.06
10/02/24		-294.34	-369.82
11/01/24		56,795.00	71,030.73
11/04/24		-286.06	-357.59
11/07/24		9,357.87	11,692.27

09/28/28	TOTALS:	5,313.06	-684.11

ISSUE DATE:	09/28/23	REBATABLE ARBITRAGE:	-684.11
COMP DATE:	09/28/28	NET INCOME:	5,313.06
BOND YIELD:	5.805414%	TAX INV YIELD:	5.273992%

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.805414%)
09/28/23	Beg Bal	-190,463.00	-253,558.75
09/28/23		49,750.00	66,230.96
09/28/23		35,000.00	46,594.65
09/28/23		32,500.00	43,266.46
09/28/23		8,000.00	10,650.21
09/28/23		6,000.00	7,987.65
09/28/23		2,250.00	2,995.37
10/03/23		6,125.00	8,147.58
10/04/23		40,000.00	53,200.26
02/22/24		11,070.18	14,403.94
09/30/26	Bal	37.14	41.63
09/30/26	Acc	0.11	0.12

09/28/28	TOTALS:	269.43	-39.92

ISSUE DATE:	09/28/23	REBATABLE ARBITRAGE:	-39.92
COMP DATE:	09/28/28	NET INCOME:	269.43
BOND YIELD:	5.805414%	TAX INV YIELD:	5.210493%

\$1,990,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4C Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.805414%)
09/28/24		-2,070.00	-2,602.46
09/28/25		-2,120.00	-2,517.08
09/28/26		-2,170.00	-2,433.14

09/28/28	TOTALS:	-6,360.00	-7,552.68

ISSUE DATE: 09/28/23 REBATABLE ARBITRAGE: -7,552.68
COMP DATE: 09/28/28
BOND YIELD: 5.805414%

SECTION C

REBATE REPORT

\$4,720,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

**Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)**

Dated: June 11, 2024

Delivered: June 11, 2024

**Rebate Report to the Computation Date
June 11, 2029
Reflecting Activity To
July 31, 2026**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

September 2, 2026

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$4,720,000 Tohoqua Community Development District (City of St. Cloud, Florida),
Special Assessment Revenue Bonds, Series 2024 (Phase 7 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 11, 2029 Computation Date
Reflecting Activity from June 11, 2024 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	4.654633%	190,440.25	(45,647.19)
Debt Service Reserve Fund	4.516641%	10,641.55	(2,998.85)
Capitalized Interest Fund	5.168426%	2,036.66	(186.99)
Cost of Issuance Fund	5.217572%	208.25	(16.46)
Totals	4.652492%	\$203,326.71	\$(48,849.49)
Bond Yield	5.538465%		
Rebate Computation Credits			(5,194.25)
Net Rebatable Arbitrage			\$(54,043.74)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 11, 2024, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 11, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 11, 2024 and July 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 11, 2029.

7. Computation Period

The period beginning on June 11, 2024, the date of the closing, and ending on July 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	239901000
Interest	239901001
Principal	239901002
Prepayment	239901003
Reserve	239901004
Project	239901005
Capitalized Interest	239901006
Costs of Issuance	239901007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 11, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 11, 2029, is the Rebatable Arbitrage.

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Delivered: June 11, 2024

Sources of Funds

Par Amount	\$4,720,000.00
Net Original Issue Discount	<u>-9,488.10</u>
Total	\$4,710,511.90

Uses of Funds

Project Account	\$4,170,905.86
Costs of Issuance Account	183,691.25
Capitalized Interest Account	99,459.79
Reserve Account	162,055.00
Underwriter's Discount	<u>94,400.00</u>
Total	\$4,710,511.90

PROOF OF ARBITRAGE YIELD

\$4,720,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2024
 (Phase 7 Project)

Date	Debt Service	Present Value to 06/11/2024 @ 5.5384646418%
11/01/2024	99,459.79	97,368.99
05/01/2025	192,876.88	183,734.28
11/01/2025	126,414.38	117,177.27
05/01/2026	196,414.38	177,156.49
11/01/2026	124,839.38	109,565.11
05/01/2027	199,839.38	170,662.71
11/01/2027	123,151.88	102,337.67
05/01/2028	198,151.88	160,224.73
11/01/2028	121,464.38	95,569.03
05/01/2029	201,464.38	154,242.27
11/01/2029	119,664.38	89,147.04
05/01/2030	204,664.38	148,361.48
11/01/2030	117,751.88	83,058.41
05/01/2031	207,751.88	142,592.81
11/01/2031	115,726.88	77,290.09
05/01/2032	210,726.88	136,945.06
11/01/2032	113,173.75	71,566.38
05/01/2033	213,173.75	131,169.83
11/01/2033	110,486.25	66,152.36
05/01/2034	215,486.25	125,543.31
11/01/2034	107,664.38	61,035.56
05/01/2035	217,664.38	120,070.17
11/01/2035	104,708.13	56,203.72
05/01/2036	219,708.13	114,753.96
11/01/2036	101,617.50	51,644.84
05/01/2037	221,617.50	109,597.18
11/01/2037	98,392.50	47,347.19
05/01/2038	228,392.50	106,942.65
11/01/2038	94,898.75	43,238.09
05/01/2039	229,898.75	101,924.71
11/01/2039	91,270.63	39,374.12
05/01/2040	236,270.63	99,180.52
11/01/2040	87,373.75	35,689.01
05/01/2041	237,373.75	94,345.92
11/01/2041	83,342.50	32,232.49
05/01/2042	243,342.50	91,576.10
11/01/2042	79,042.50	28,944.21
05/01/2043	249,042.50	88,738.37
11/01/2043	74,473.75	25,821.30
05/01/2044	254,473.75	85,852.85
11/01/2044	69,636.25	22,860.41
05/01/2045	259,636.25	82,937.48
11/01/2045	64,268.75	19,976.63
05/01/2046	264,268.75	79,929.13
11/01/2046	58,618.75	17,251.73
05/01/2047	268,618.75	76,925.34
11/01/2047	52,686.25	14,681.39
05/01/2048	277,686.25	75,294.15
11/01/2048	46,330.00	12,223.79
05/01/2049	281,330.00	72,226.52
11/01/2049	39,691.25	9,915.45
05/01/2050	289,691.25	70,418.99
11/01/2050	32,628.75	7,717.77
05/01/2051	297,628.75	68,501.97
11/01/2051	25,142.50	5,630.84
05/01/2052	305,142.50	66,497.40

PROOF OF ARBITRAGE YIELD

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)

Date	Debt Service	Present Value
		to 06/11/2024 @ 5.5384646418%
11/01/2052	17,232.50	3,654.16
05/01/2053	312,232.50	64,424.91
11/01/2053	8,898.75	1,786.66
05/01/2054	323,898.75	63,278.88
9,768,519.27		4,710,511.90

Proceeds Summary

Delivery date	06/11/2024
Par Value	4,720,000.00
Premium (Discount)	-9,488.10
Target for yield calculation	4,710,511.90

BOND DEBT SERVICE

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/11/2024					
11/01/2024			99,459.79	99,459.79	
05/01/2025	65,000	4.500%	127,876.88	192,876.88	292,336.67
11/01/2025			126,414.38	126,414.38	
05/01/2026	70,000	4.500%	126,414.38	196,414.38	322,828.76
11/01/2026			124,839.38	124,839.38	
05/01/2027	75,000	4.500%	124,839.38	199,839.38	324,678.76
11/01/2027			123,151.88	123,151.88	
05/01/2028	75,000	4.500%	123,151.88	198,151.88	321,303.76
11/01/2028			121,464.38	121,464.38	
05/01/2029	80,000	4.500%	121,464.38	201,464.38	322,928.76
11/01/2029			119,664.38	119,664.38	
05/01/2030	85,000	4.500%	119,664.38	204,664.38	324,328.76
11/01/2030			117,751.88	117,751.88	
05/01/2031	90,000	4.500%	117,751.88	207,751.88	325,503.76
11/01/2031			115,726.88	115,726.88	
05/01/2032	95,000	5.375%	115,726.88	210,726.88	326,453.76
11/01/2032			113,173.75	113,173.75	
05/01/2033	100,000	5.375%	113,173.75	213,173.75	326,347.50
11/01/2033			110,486.25	110,486.25	
05/01/2034	105,000	5.375%	110,486.25	215,486.25	325,972.50
11/01/2034			107,664.38	107,664.38	
05/01/2035	110,000	5.375%	107,664.38	217,664.38	325,328.76
11/01/2035			104,708.13	104,708.13	
05/01/2036	115,000	5.375%	104,708.13	219,708.13	324,416.26
11/01/2036			101,617.50	101,617.50	
05/01/2037	120,000	5.375%	101,617.50	221,617.50	323,235.00
11/01/2037			98,392.50	98,392.50	
05/01/2038	130,000	5.375%	98,392.50	228,392.50	326,785.00
11/01/2038			94,898.75	94,898.75	
05/01/2039	135,000	5.375%	94,898.75	229,898.75	324,797.50
11/01/2039			91,270.63	91,270.63	
05/01/2040	145,000	5.375%	91,270.63	236,270.63	327,541.26
11/01/2040			87,373.75	87,373.75	
05/01/2041	150,000	5.375%	87,373.75	237,373.75	324,747.50
11/01/2041			83,342.50	83,342.50	
05/01/2042	160,000	5.375%	83,342.50	243,342.50	326,685.00
11/01/2042			79,042.50	79,042.50	
05/01/2043	170,000	5.375%	79,042.50	249,042.50	328,085.00
11/01/2043			74,473.75	74,473.75	
05/01/2044	180,000	5.375%	74,473.75	254,473.75	328,947.50
11/01/2044			69,636.25	69,636.25	
05/01/2045	190,000	5.650%	69,636.25	259,636.25	329,272.50
11/01/2045			64,268.75	64,268.75	
05/01/2046	200,000	5.650%	64,268.75	264,268.75	328,537.50
11/01/2046			58,618.75	58,618.75	
05/01/2047	210,000	5.650%	58,618.75	268,618.75	327,237.50
11/01/2047			52,686.25	52,686.25	
05/01/2048	225,000	5.650%	52,686.25	277,686.25	330,372.50
11/01/2048			46,330.00	46,330.00	
05/01/2049	235,000	5.650%	46,330.00	281,330.00	327,660.00
11/01/2049			39,691.25	39,691.25	
05/01/2050	250,000	5.650%	39,691.25	289,691.25	329,382.50
11/01/2050			32,628.75	32,628.75	
05/01/2051	265,000	5.650%	32,628.75	297,628.75	330,257.50
11/01/2051			25,142.50	25,142.50	
05/01/2052	280,000	5.650%	25,142.50	305,142.50	330,285.00

BOND DEBT SERVICE

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			17,232.50	17,232.50	
05/01/2053	295,000	5.650%	17,232.50	312,232.50	329,465.00
11/01/2053			8,898.75	8,898.75	
05/01/2054	315,000	5.650%	8,898.75	323,898.75	332,797.50
	4,720,000		5,048,519.27	9,768,519.27	9,768,519.27

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Project Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.538465%)
06/11/24	Beg Bal	-4,170,905.86	-5,481,021.57
10/10/24		-12,024.50	-15,518.70
11/25/24		-5,263.88	-6,747.28
01/10/25		-0.65	-0.83
03/17/25		2,001.00	2,521.67
05/29/25		4,362,187.47	5,437,510.38
07/08/25		850.00	1,053.28
07/31/25		1,218.00	1,504.26
08/22/25		2,175.00	2,677.22
11/30/25	Bal	10,170.52	12,334.17
11/30/25	Acc	33.15	40.20

06/11/29	TOTALS:	190,440.25	-45,647.19

ISSUE DATE:	06/11/24	REBATABLE ARBITRAGE:	-45,647.19
COMP DATE:	06/11/29	NET INCOME:	190,440.25
BOND YIELD:	5.538465%	TAX INV YIELD:	4.654633%

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.538465%)
06/11/24	Beg Bal	-162,055.00	-212,957.80
07/02/24		464.91	609.00
08/02/24		720.25	939.19
09/04/24		720.17	934.54
10/02/24		670.37	866.22
11/04/24		651.52	837.79
12/03/24		605.22	774.83
01/03/25		602.81	768.24
02/04/25		584.47	741.37
03/04/25		527.92	666.60
04/02/25		584.46	734.86
05/02/25		565.62	707.95
06/03/25		584.40	728.02
07/02/25		565.62	701.53
08/04/25		584.47	721.40
09/03/25		583.94	717.58
10/02/25		547.41	669.73
11/04/25		547.83	667.00
11/30/25	Bal	162,055.00	196,530.15
11/30/25	Acc	530.16	642.94

06/11/29	TOTALS:	10,641.55	-2,998.85

ISSUE DATE:	06/11/24	REBATABLE ARBITRAGE:	-2,998.85
COMP DATE:	06/11/29	NET INCOME:	10,641.55
BOND YIELD:	5.538465%	TAX INV YIELD:	4.516641%

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.538465%)
06/11/24	Beg Bal	-99,459.79	-130,700.93
07/02/24		-464.91	-609.00
08/02/24		-720.25	-939.19
09/04/24		-720.17	-934.54
10/02/24		-670.37	-866.22
11/01/24		99,459.79	127,953.39
11/04/24		-651.52	-837.79
11/25/24		5,263.88	6,747.28

06/11/29	TOTALS:	2,036.66	-186.99

ISSUE DATE:	06/11/24	REBATABLE ARBITRAGE:	-186.99
COMP DATE:	06/11/29	NET INCOME:	2,036.66
BOND YIELD:	5.538465%	TAX INV YIELD:	5.168426%

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.538465%)
06/11/24	Beg Bal	-183,691.25	-241,390.18
06/11/24		42,500.00	55,849.60
06/11/24		35,000.00	45,993.79
06/11/24		32,500.00	42,708.52
06/11/24		6,000.00	7,884.65
06/11/24		2,250.00	2,956.74
06/11/24		47,500.00	62,420.14
06/17/24		6,125.00	8,041.59
10/10/24		12,024.50	15,518.70

06/11/29	TOTALS:	208.25	-16.46

ISSUE DATE:	06/11/24	REBATABLE ARBITRAGE:	-16.46
COMP DATE:	06/11/29	NET INCOME:	208.25
BOND YIELD:	5.538465%	TAX INV YIELD:	5.217572%

\$4,720,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2024
(Phase 7 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.538465%)
06/11/25		-2,120.00	-2,637.79
06/11/26		-2,170.00	-2,556.46

06/11/29	TOTALS:	-4,290.00	-5,194.25

ISSUE DATE: 06/11/24 REBATABLE ARBITRAGE: -5,194.25
COMP DATE: 06/11/29
BOND YIELD: 5.538465%

SECTION VIII

SECTION A



October 20, 2026

VIA EMAIL – to: gflint@gmscfl.com
 cc: jcarpenter@latham luna.com

Tohoqua Community Development District
c/o Governmental Management Services -
Central Florida, LLC, as District Manager
219 E. Livingston Street
Orlando, Florida 32801
Attn: George Flint

Members of the Board of Supervisors of the
Tohoqua Community Development District
City of St. Cloud, Florida

RE: Future Representation as Bond Counsel for Special Assessment Revenue Bond matters (Akerman # 00329784) (the “Client Matters”)

District Manager and Members of the Board of Supervisors:

This letter is to announce that after October 20, 2026, Timothy J. Bramwell will no longer be a Partner or employee of Akerman LLP. This should not be construed as adversely reflecting in any way on your relationship with this law firm or Mr. Bramwell. It is simply one of those things that sometimes happen in business and professional life.

We greatly value you as a client of Akerman LLP, and we want to be sure that there is no disadvantage to you from this move. The decision as to how the Client Matters Mr. Bramwell worked on for you are handled and who handles them in the future will be completely yours. Whatever you decide will be determinative.

To reflect your decision on your future representation for the Client Matters, please check the appropriate box and sign on the bottom of the Authorization and Direction to Transfer Files form attached as Exhibit A. Then, return a copy of the signed form by email to john.roache@akerman.com and tim.bramwell@akerman.com (or after October 20, 2026, tim.bramwell@squirepb.com) so that continuity of service is assured.

As of the date of this letter, there are no unpaid invoices or work in process related to the Client Matters. You agree to pay any other invoices related to the Client Matters, dated and submitted on or before October 20, 2026, to Akerman LLP.

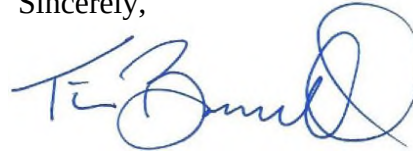
Upon receipt of your written authorization, we will promptly transfer such files to Squire Patton Boggs (US) LLP.

Sincerely,

/s/ John T. Roache

John T. Roache, Partner

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy J. Bramwell". The signature is fluid and cursive, with a large loop at the end.

Timothy J. Bramwell

Exhibit A

AUTHORIZATION AND DIRECTION TO TRANSFER FILES

TO: Akerman LLP

Name of Client: Tohoqua Community Development District

I hereby request the following: (check one)

- ☐ (1.) Akerman LLP continue to represent the Client as to all active matters and files.
- ☐ (2.) Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to Squire Patton Boggs (US) LLP.
- ☐ (3.) Akerman LLP continue to represent the Client as to the matters included on the attached Exhibit "[B]". I also hereby request that Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to the matters on the attached Exhibit "[C]" and hereby instruct Akerman LLP to transfer all such matters and files included on Exhibit "[C]" to Squire Patton Boggs (US) LLP.
- ☐ (4.) [New Law Firm] be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to [New Law Firm].

If (2.) or (3.) or (4.) above are checked, I:

- a. Instruct Akerman LLP to provide Squire Patton Boggs (US) LLP or [New Law Firm] copies of materials contained in files, including electronic and paper files, relating to the matters transferred to Squire Patton Boggs (US) LLP or [New Law Firm], and
- b. Release Akerman LLP from all liability with regard to such transferred matters arising from the representation by Squire Patton Boggs (US) LLP or [New Law Firm] as to such matters, and
- c. Agree that Akerman LLP may retain any or all files in its possession pertaining to the representation of me by Akerman LLP until all outstanding amounts due to Akerman LLP are paid in full, and
- d. Authorize Akerman LLP to deduct any outstanding fees and costs due Akerman LLP from any moneys held in escrow by Akerman LLP in which the Client have a beneficial interest and to transfer any remaining escrow to Squire Patton Boggs (US) LLP or [New Law Firm], and

- e. Agree to make payments for legal services as to any such matters transferred first to Akerman LLP until Akerman LLP is paid in full, then to Squire Patton Boggs (US) LLP or [New Law Firm].

Dated this _____ day of October, 2026.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

BY: _____

Print Name: _____

Title: _____

Exhibit [B/C]

[List any matters.]

SECTION D



TOHOQUA

TOHOQUA RESIDENCE CLUB

MONTHLY REPORT

SEPTEMBER & OCTOBER 2026

RESIDENCE CLUB

FACILITY REPORT:

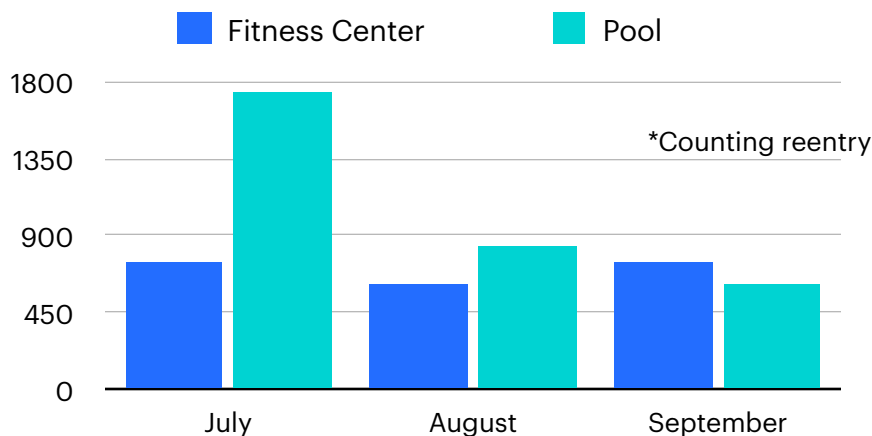
- The Facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- The primary election was held.
- The general election will be held.
- New doggie pots stations have been installed.
- Tennis court got new squeegee.
- New BBQ to be installed.
- Clubhouse Rentals in September: 3 October: 1

EVENTS RECAP: SEPTEMBER & OCTOBER

- Family Fun Fest
- Beer, Wine & Cheese
- Marcos Pizza Homeowners Appreciation Day

UPCOMING:

- Events:
 - Fall Festival
 - Marcos Pizza Homeowners Appreciation Day





Family Fun Fest





BEER, WINE & CHEESE



SECTION E

SECTION 1

Tohoqua Community Development District

Summary of Check Register

September 20, 2026 to October 17, 2026

Fund	Date	Check No.'s	Amount
General Fund	9/22/26	654-660	\$ 37,177.75
	9/25/26	661	\$ 48,205.00
	10/1/26	662-665	\$ 60,071.45
	10/6/26	666-668	\$ 2,760.00
	10/13/26	669	\$ 31,095.47
			<hr/>
			\$ 179,309.67
		Autodrafts	\$ 8,099.25
			<hr/>
			\$ 8,099.25
Total Amount			<hr/>
			\$ 187,408.92

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/22/26	00022	8/31/26 134	202608 320-53800-12200 POOL ATTENDANTS AUG26		*	3,609.00	
				COMMUNITY ASSOCIATION AND LIFESTYLE			3,609.00 000654
9/22/26	00002	9/01/26 424	202609 320-53800-12300 FACILITY MAINT SEP26		*	9,479.17	
		9/01/26 425	202609 320-53800-12000 FIELD MANAGEMENT SEP26		*	2,066.42	
		9/01/26 426	202609 310-51300-34000 MANAGEMENT FEES SEP26		*	3,862.50	
		9/01/26 426	202609 310-51300-35200 WEBSITE ADMIN SEP26		*	114.67	
		9/01/26 426	202609 310-51300-35100 INFORMATION TECH SEP26		*	172.00	
		9/01/26 426	202609 310-51300-31300 DISSEM AGENT SVCS SEP26		*	2,083.33	
		9/01/26 426	202609 310-51300-51000 OFFICE SUPPLIES SEP26		*	.81	
		9/01/26 426	202609 310-51300-42000 POSTAGE SEP26		*	21.06	
		9/01/26 426	202609 310-51300-42500 COPIES SEP26		*	41.25	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			17,841.21 000655
9/22/26	00075	9/18/26 2157	202609 330-53800-48600 PRESSURE WASH FRONT ENTR		*	2,900.00	
				PRESSURE WASH THIS			2,900.00 000656
9/22/26	00024	9/01/26 1012905	202609 320-53800-47200 POOL MAINTENANCE SEP26		*	1,250.00	
				ROBERTS POOL SRVC AND REPAIR INC			1,250.00 000657
9/22/26	00026	8/24/26 331168	202608 330-53800-53000 INSPECT/CLEANED/DEGREASE		*	424.00	
		8/26/26 331263	202608 330-53800-53000 (2) GUTTER GRATE		*	262.95	
		8/31/26 331373	202608 330-53800-53000 DYNAMITE POOL PATCH		*	569.00	
		9/04/26 331573	202609 330-53800-53000 POOL CHEMICALS		*	1,006.95	
		9/04/26 331574	202609 330-53800-53000 POOL CHEMICALS		*	1,384.00	
				SPIES POOL, LLC			3,646.90 000658
9/22/26	00010	9/21/26 09212026	202609 300-20700-10000 FY26 ASSESS TSFR S18		*	688.63	

TQUA TOHOQUA CDD TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TSFR S21 PH2		*	721.39	
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TFR S21 P4/5A		*	755.00	
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TSFR S22 P3/6		*	756.25	
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TFR S23 P4/5B		*	768.65	
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TSFR S23 4C		*	712.95	
		9/21/26	09212026 202609 300-20700-10000 FY26 ASSESS TSFR S24 PH7		*	1,623.77	
				TOHOQUA CDD C/O USBANK			6,026.64 000659
9/22/26	00032	8/31/26	26-3615 202607 320-53800-46700 JANITORIAL SVCS - JUL26		*	1,904.00	
				WESTWOOD INTERIOR CLEANING INC.			1,904.00 000660
9/25/26	00001	9/24/26	34493 202609 300-15500-10000 INSURANCE POLICY FY27		*	48,205.00	
				EGIS INSURANCE & RISK ADVISORS LLC			48,205.00 000661
10/01/26	00009	9/15/26	239365 202609 320-53800-46300 POND MAINTENANCE SEP26		*	895.00	
				APPLIED AQUATIC MANAGEMENT, INC.			895.00 000662
10/01/26	00003	8/31/26	OSA11085 202608 310-51300-48000 BUDGET ASSESS MEETING		*	1,388.00	
		8/31/26	OSA11418 202608 310-51300-48000 FY27 PUBLIC HEARING		*	364.57	
		8/31/26	OSA11772 202608 310-51300-48000 NTC AUDITOR/BOS MEETING		*	275.42	
				ORLANDO SENTINEL MEDIA GROUP			2,027.99 000663
10/01/26	00058	9/15/26	21335205 202609 330-53800-49000 IN-GROUND PARK GRILL		*	1,000.80	
				ULINE			1,000.80 000664
10/01/26	00033	9/22/26	225967 202609 320-53800-46200 LANDSCAPE MAINT PH4A SEP26		*	4,837.00	
		9/22/26	225969 202609 320-53800-46200 LANDSCAPE MAINT SEP26		*	27,612.83	
		9/22/26	225970 202609 320-53800-46200 LANDSCAPE MAINT PH3 SEP26		*	2,988.00	
		9/22/26	225971 202609 320-53800-46200 LANDSCAPE MAINT PH4C SEP26		*	2,054.00	
				TQUA TOHOQUA CDD TPARK			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		9/22/26	225973 LANDSCAPE MAINT PH7 SEP26	202609	320	53800	-46200			*	5,591.00		
		9/22/26	225974 AMENITY MAINT PH4C SEP26	202609	320	53800	-46200			*	851.50		
		9/22/26	225977 LNDSCAPE MAINT PH8A SEP26	202609	320	53800	-46200			*	3,612.83		
		9/23/26	226068 RESTAKING/RESTTING TREES	202609	320	53800	-46401			*	8,600.50		
			FLORIDA ULS OPERATING, LLC DBA									56,147.66	000665
10/06/26	00140	9/29/26	09292026 CLUBHOUSE DEPOSIT RETURN	202609	300	-36900	-10000			*	250.00		
			JEILEN CAMBAR									250.00	000666
10/06/26	00139	9/29/26	09292026 CLUBHOUSE DEPOSIT RETURN	202609	300	-36900	-10000			*	250.00		
			JESSIE DEAS									250.00	000667
10/06/26	00052	10/01/26	2808 POND MAINT/ANALYSIS TEST	202610	320	-53800	-46300			*	2,260.00		
			SUNSHINE LAND MANAGEMENT CORP.									2,260.00	000668
10/13/26	00002	10/01/26	427 MANAGEMENT FEES OCT26	202610	310	-51300	-34000			*	4,055.67		
		10/01/26	427 WEBSITE ADMIN OCT26	202610	310	-51300	-35200			*	120.42		
		10/01/26	427 INFORMATION TECH OCT26	202610	310	-51300	-35100			*	180.58		
		10/01/26	427 DISSEM AGENT SVCS OCT26	202610	310	-51300	-31300			*	2,395.83		
		10/01/26	427 OFFICE SUPPLIES OCT26	202610	310	-51300	-51000			*	.78		
		10/01/26	427 POSTAGE OCT26	202610	310	-51300	-42000			*	81.17		
		10/01/26	427 COPIES OCT26	202610	310	-51300	-42500			*	101.10		
		10/01/26	428 FIELD MANAGEMENT OCT26	202610	320	-53800	-12000			*	2,169.75		
		10/01/26	430 FACILITY MAINT OCT26	202610	320	-53800	-12300			*	9,953.17		
		10/08/26	429 ASSESS ROLL CERT FY27	202610	310	-51300	-31700			*	12,037.00		
			GOVERNMENTAL MANAGEMENT SERVICES-CF									31,095.47	000669
			TOTAL FOR BANK B								179,309.67		
			TQUA TOHOQUA CDD						TPARK				

CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS							AMOUNT #

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
9/30/26	00014	1/12/26	1720-12.1830	202609 FULFILL DR	330-57200-43000		KISSIMMEE UTILITY AUTHORITY	V	2,835.62-	2,835.62-	080109
9/22/26	00113	9/16/26	2136-08.15501	202608 CROSS PRAIRIE	320-53800-43200		TOHO WATER AUTHORITY	*	2,193.82	2,193.82	080367
9/22/26	00113	9/16/26	2596-08.2000	202608 BLOCK ODD CP	320-53800-43200		TOHO WATER AUTHORITY	*	1,050.02	1,050.02	080368
9/22/26	00113	9/16/26	3024-08.2600	202608 BLOCK ODD BB	320-53800-43200		TOHO WATER AUTHORITY	*	31.62	31.62	080369
9/22/26	00113	9/16/26	3784-08.2687	202608 CLEAR NIGHT	330-53800-43400		TOHO WATER AUTHORITY	*	915.00	915.00	080370
9/22/26	00113	9/16/26	4105-08.1700	202608 BLOCK ODD TOH	320-53800-43200		TOHO WATER AUTHORITY	*	1,256.42	1,256.42	080371
9/22/26	00113	9/16/26	4143-08.1600	202608 BLOCK EVEN BRE	320-53800-43200		TOHO WATER AUTHORITY	*	210.62	210.62	080372
9/22/26	00113	9/16/26	4144-08.1800	202608 BLOCK EVEN CP	320-53800-43200		TOHO WATER AUTHORITY	*	31.62	31.62	080373
9/22/26	00113	9/16/26	4558-08.1600	202608 BLOCK ODD TOH	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080374
9/22/26	00113	9/16/26	4559-08.1800	202608 BLOCK ODD TOH	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080375
9/22/26	00113	9/16/26	5274-08.1900	202608 BLOCK EVEN SUM	320-53800-43200		TOHO WATER AUTHORITY	*	304.08	304.08	080376
9/22/26	00113	9/16/26	5276-08.2500	202608 BLOCK ODD AUT	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080377
							TQUA TOHOQUA CDD TPARK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/22/26	00113	9/16/26 5277-08. 202608 320-53800-43200 1900 BLOCK ODD SS AUG26		TOHO WATER AUTHORITY	*	65.33	65.33 080378
9/22/26	00113	9/16/26 6351-08. 202608 320-53800-43200 2400 BLOCK ODD RL AUG26		TOHO WATER AUTHORITY	*	45.94	45.94 080379
9/22/26	00113	9/16/26 6352-08. 202608 320-53800-43200 2500 BLOCK ODD RL AUG26		TOHO WATER AUTHORITY	*	35.20	35.20 080380
9/22/26	00113	9/16/26 6354-08. 202608 320-53800-43200 1600 BLOCK EVEN POI AUG26		TOHO WATER AUTHORITY	*	292.96	292.96 080381
9/22/26	00113	9/16/26 6792-08. 202608 320-53800-43200 2300 BLOCK EVEN RL AUG26		TOHO WATER AUTHORITY	*	60.26	60.26 080382
9/22/26	00113	9/16/26 6794-08. 202608 320-53800-43200 1600 BLOCK EVEN CON AUG26		TOHO WATER AUTHORITY	*	31.62	31.62 080383
9/22/26	00113	9/16/26 6837-08. 202608 330-53800-43400 1830 FULFILLMENT DR AUG26		TOHO WATER AUTHORITY	*	3,007.25	3,007.25 080384
9/22/26	00113	9/16/26 8025-08. 202608 320-53800-43200 1800 BLOCK EVEN FUL AUG26		TOHO WATER AUTHORITY	*	1,368.22	1,368.22 080385
						TOTAL FOR BANK Z	8,099.25
						TOTAL FOR REGISTER	187,408.92

TQUA TOHOQUA CDD TPARK

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Debt Service Fund - Series 2018</u>
6	<u>Debt Service Fund - Series 2021 Phase 2</u>
7	<u>Debt Service Fund - Series 2021 Phase 4A/5A</u>
8	<u>Debt Service Fund - Series 2022 Phase 3A/6A</u>
9	<u>Debt Service Fund - Series 2023 Phase 4B/5B</u>
10	<u>Debt Service Fund - Series 2023 Phase 4C</u>
11	<u>Debt Service Fund - Series 2024 Phase 7</u>
12	<u>Debt Service Fund - Series 2025 Phase 8</u>
13	<u>Capital Reserve Fund</u>
14	<u>Capital Project Funds</u>
15-17	<u>Month to Month</u>
18-19	<u>Long Term Debt Summary</u>
20	<u>Assessment Receipt Schedule</u>

Tohoqua
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash	\$ 220,795	\$ -	\$ -	\$ 131,969	\$ 352,763
State Board of Administration	\$ 564,754	\$ -	\$ -	\$ -	\$ 564,754
Investments					
<u>Series 2018</u>					
Reserve	\$ -	\$ 68,790	\$ -	\$ -	\$ 68,790
Revenue	\$ -	\$ 103,785	\$ -	\$ -	\$ 103,785
Prepayment	\$ -	\$ 249	\$ -	\$ -	\$ 249
Construction	\$ -	\$ -	\$ 14,890	\$ -	\$ 14,890
<u>Series 2021 Phase 2</u>					
Reserve	\$ -	\$ 71,769	\$ -	\$ -	\$ 71,769
Revenue	\$ -	\$ 79,864	\$ -	\$ -	\$ 79,864
Prepayment	\$ -	\$ 12,928	\$ -	\$ -	\$ 12,928
Construction	\$ -	\$ -	\$ 535	\$ -	\$ 535
<u>Series 2021 Phase 4A/5A</u>					
Reserve	\$ -	\$ 75,350	\$ -	\$ -	\$ 75,350
Revenue	\$ -	\$ 85,364	\$ -	\$ -	\$ 85,364
Prepayment	\$ -	\$ 12,240	\$ -	\$ -	\$ 12,240
Construction	\$ -	\$ -	\$ 10	\$ -	\$ 10
<u>Series 2022 Phase 3A/6A</u>					
Reserve	\$ -	\$ 15,095	\$ -	\$ -	\$ 15,095
Revenue	\$ -	\$ 82,660	\$ -	\$ -	\$ 82,660
Construction	\$ -	\$ -	\$ 68,805	\$ -	\$ 68,805
<u>Series 2023 Phase 4B/5B</u>					
Reserve	\$ -	\$ 76,785	\$ -	\$ -	\$ 76,785
Revenue	\$ -	\$ 72,669	\$ -	\$ -	\$ 72,669
Prepayment	\$ -	\$ 1,469	\$ -	\$ -	\$ 1,469
Construction	\$ -	\$ -	\$ 30,187	\$ -	\$ 30,187
<u>Series 2023 Phase 4C</u>					
Reserve	\$ -	\$ 71,154	\$ -	\$ -	\$ 71,154
Revenue	\$ -	\$ 72,876	\$ -	\$ -	\$ 72,876
Cost of Issuance	\$ -	\$ -	\$ 37	\$ -	\$ 37
<u>Series 2024 Phase 7</u>					
Reserve	\$ -	\$ 162,055	\$ -	\$ -	\$ 162,055
Revenue	\$ -	\$ 160,448	\$ -	\$ -	\$ 160,448
Construction	\$ -	\$ -	\$ 10,071	\$ -	\$ 10,071
<u>Series 2025 Phase 8</u>					
Reserve	\$ -	\$ 130,775	\$ -	\$ -	\$ 130,775
Revenue	\$ -	\$ 102,946	\$ -	\$ -	\$ 102,946
Prepayment	\$ -	\$ 11,324	\$ -	\$ -	\$ 11,324
Construction	\$ -	\$ -	\$ 3,202	\$ -	\$ 3,202
Due From Other	\$ 11,925	\$ -	\$ -	\$ -	\$ 11,925
Prepaid Expenses	\$ 58,810	\$ -	\$ -	\$ -	\$ 58,810
Total Assets	\$ 856,283	\$ 1,470,596	\$ 127,737	\$ 131,969	\$ 2,586,584
Liabilities:					
Accounts Payable	\$ 97,272	\$ -	\$ -	\$ -	\$ 97,272
Total Liabilities	\$ 97,272	\$ -	\$ -	\$ -	\$ 97,272
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	\$ 58,810	\$ -	\$ -	\$ -	\$ 58,810
Restricted for:					
Debt Service - Series 2018	\$ -	\$ 172,824	\$ -	\$ -	\$ 172,824
Debt Service - Series 2021 Phase 2	\$ -	\$ 164,561	\$ -	\$ -	\$ 164,561
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 172,954	\$ -	\$ -	\$ 172,954
Debt Service - Series 2022 Phase 3A/6A	\$ -	\$ 97,755	\$ -	\$ -	\$ 97,755
Debt Service - Series 2023 Phase 4B/5B	\$ -	\$ 150,923	\$ -	\$ -	\$ 150,923
Debt Service - Series 2023 Phase 4C	\$ -	\$ 144,030	\$ -	\$ -	\$ 144,030
Debt Service - Series 2024 Phase 7	\$ -	\$ 322,503	\$ -	\$ -	\$ 322,503
Debt Service - Series 2025 Phase 8	\$ -	\$ 245,045	\$ -	\$ -	\$ 245,045
Capital Projects	\$ -	\$ -	\$ 127,737	\$ -	\$ 127,737
Assigned for:					
Capital Reserve	\$ -	\$ -	\$ -	\$ 131,969	\$ 131,969
Unassigned	\$ 700,202	\$ -	\$ -	\$ -	\$ 700,202
Total Fund Balances	\$ 759,011	\$ 1,470,596	\$ 127,737	\$ 131,969	\$ 2,489,312
Total Liabilities & Fund Balance	\$ 856,283	\$ 1,470,596	\$ 127,737	\$ 131,969	\$ 2,586,584

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues</u>				
Assessments - Tax Collector	\$ 1,664,769	\$ 1,664,769	\$ 1,669,610	\$ 4,841
Assessments - Direct	\$ 136,906	\$ 136,906	\$ 136,906	\$ (0)
Cost Share Revenue	\$ 11,144	\$ 11,144	\$ 11,144	\$ (0)
Special Events Revenue	\$ 17,500	\$ 17,500	\$ 846	\$ (16,654)
Miscellaneous Income	\$ 9,000	\$ 9,000	\$ 18,725	\$ 9,725
Interest Income	\$ 24,000	\$ 24,000	\$ 39,758	\$ 15,758
Total Revenues	\$ 1,863,319	\$ 1,863,319	\$ 1,876,989	\$ 13,670
<u>Expenditures</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,200	\$ 6,800
FICA Expense	\$ 918	\$ 918	\$ 398	\$ 520
Engineering	\$ 10,000	\$ 10,000	\$ 9,621	\$ 379
Attorney	\$ 20,000	\$ 20,000	\$ 26,376	\$ (6,376)
Annual Audit	\$ 12,800	\$ 12,800	\$ 11,400	\$ 1,400
Assessment Administration	\$ 11,464	\$ 11,464	\$ 11,464	\$ (0)
Arbitrage	\$ 3,600	\$ 3,600	\$ 4,050	\$ (450)
Dissemination	\$ 22,500	\$ 22,500	\$ 24,167	\$ (1,667)
Trustee Fees	\$ 44,863	\$ 44,863	\$ 27,898	\$ 16,964
Management Fees	\$ 46,350	\$ 46,350	\$ 46,350	\$ -
Information Technology	\$ 2,064	\$ 2,064	\$ 2,064	\$ 0
Website Maintenance	\$ 1,376	\$ 1,376	\$ 1,376	\$ 0
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage	\$ 1,000	\$ 1,000	\$ 4,789	\$ (3,789)
Insurance	\$ 8,810	\$ 8,810	\$ 7,029	\$ 1,781
Printing & Binding	\$ 3,000	\$ 3,000	\$ 880	\$ 2,120
Legal Advertising	\$ 3,800	\$ 3,800	\$ 6,608	\$ (2,808)
Other Current Charges	\$ 2,000	\$ 2,000	\$ 1,058	\$ 942
Property Appraiser Fees	\$ 600	\$ 600	\$ 1,800	\$ (1,200)
Office Supplies	\$ 300	\$ 300	\$ 7	\$ 293
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 207,920	\$ 207,920	\$ 192,709	\$ 15,211

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Field Management	\$ 24,797	\$ 24,797	\$ 24,797	\$ 0
Amenities Management	\$ 144,664	\$ 144,664	\$ 144,664	\$ (0)
Landscape Maintenance	\$ 604,509	\$ 604,509	\$ 534,010	\$ 70,499
Lake Maintenance	\$ 30,240	\$ 30,240	\$ 41,573	\$ (11,333)
Pool Maintenance	\$ 42,300	\$ 42,300	\$ 32,635	\$ 9,665
Pest Control	\$ 1,440	\$ 1,440	\$ 1,287	\$ 153
Janitorial Services	\$ 41,460	\$ 41,460	\$ 24,752	\$ 16,708
Subtotal Contract Services	\$ 889,410	\$ 889,410	\$ 803,718	\$ 85,691
Repairs & Maintenance				
Landscape Replacement	\$ 30,000	\$ 30,000	\$ 8,000	\$ 22,000
Mulch	\$ 50,000	\$ 50,000	\$ 66,677	\$ (16,677)
Tree Removal & Replacement	\$ 35,000	\$ 35,000	\$ 27,617	\$ 7,383
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 17,054	\$ (12,054)
General Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 1,495	\$ 8,505
Sidewalk Maintenance	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Signage	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Walls & Monument Repair	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Pressure Washing	\$ 17,500	\$ 17,500	\$ 16,650	\$ 850
Fencing	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Subtotal Repairs & Maintenance	\$ 155,000	\$ 155,000	\$ 137,493	\$ 17,507
Utilities				
Pool - Electric	\$ 38,280	\$ 38,280	\$ 19,000	\$ 19,280
Pool - Water	\$ 26,400	\$ 26,400	\$ 41,433	\$ (15,033)
Electric	\$ 2,500	\$ 2,500	\$ 2,194	\$ 306
Water & Sewer	\$ 120,000	\$ 120,000	\$ 96,939	\$ 23,061
Streetlights	\$ 134,436	\$ 134,436	\$ 114,984	\$ 19,452
Internet	\$ -	\$ -	\$ 920	\$ (920)
Subtotal Utilities	\$ 321,616	\$ 321,616	\$ 275,469	\$ 46,147

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenities				
Property Insurance	\$ 54,366	\$ 54,366	\$ 43,784	\$ 10,582
Pool Attendants	\$ 32,400	\$ 32,400	\$ 21,886	\$ 10,514
Facility Maintenance	\$ 113,750	\$ 113,750	\$ 113,750	\$ (0)
Pool Repairs & Maintenance	\$ 45,000	\$ 45,000	\$ 55,675	\$ (10,675)
Pool Permits	\$ 650	\$ 650	\$ 1,125	\$ (475)
Access Cards & Equipment Supplies	\$ 6,600	\$ 6,600	\$ 6,054	\$ 546
Fire Alarm & Security Monitoring	\$ 840	\$ 840	\$ 420	\$ 420
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,000
Fire Extinguisher Inspections	\$ 150	\$ 150	\$ -	\$ 150
Amenity Signage	\$ 4,000	\$ 4,000	\$ 3,115	\$ 885
Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 15,681	\$ (681)
Office Supplies	\$ 2,000	\$ 2,000	\$ 630	\$ 1,370
Operating Supplies	\$ 6,000	\$ 6,000	\$ 14,156	\$ (8,156)
Doggie Pots	\$ 3,500	\$ 3,500	\$ 2,603	\$ 897
Special Events	\$ 35,000	\$ 35,000	\$ 15,040	\$ 19,960
Termite Bond	\$ 618	\$ 618	\$ 864	\$ (246)
Holiday Décor	\$ 15,794	\$ 15,794	\$ 5,100	\$ 10,694
Subtotal Amenities	\$ 337,668	\$ 337,668	\$ 300,883	\$ 36,785
Other				
Contingency	\$ 25,000	\$ 25,000	\$ 8,148	\$ 16,852
Subtotal Other	\$ 25,000	\$ 25,000	\$ 8,148	\$ 16,852
Total Operations & Maintenance	\$ 1,728,694	\$ 1,728,694	\$ 1,525,712	\$ 202,982
Total Expenditures	\$ 1,936,614	\$ 1,936,614	\$ 1,718,421	\$ 218,193
Excess (Deficiency) of Revenues over Expenditures	\$ (73,294)		\$ 158,568	
<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)		\$ 108,568	
Fund Balance - Beginning	\$ 123,294		\$ 650,443	
Fund Balance - Ending	\$ -		\$ 759,011	

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues</u>				
Special Assessments	\$ 137,458	\$ 137,458	\$ 137,854	\$ 397
Interest Income	\$ 3,473	\$ 3,473	\$ 6,801	\$ 3,327
Total Revenues	\$ 140,931	\$ 140,931	\$ 144,655	\$ 3,724
<u>Expenditures:</u>				
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		\$ 9,750	
Fund Balance - Beginning	\$ 92,809		\$ 163,074	
Fund Balance - Ending	\$ 98,835		\$ 172,824	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 144,764	\$ 144,409	\$ (355)
Assessments - Prepayment	\$ -	\$ -	\$ 12,316	\$ 12,316
Interest Income	\$ 3,203	\$ 3,203	\$ 6,274	\$ 3,072
Total Revenues	\$ 147,967	\$ 147,967	\$ 162,999	\$ 15,032
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		\$ 3,464	
Fund Balance - Beginning	\$ 74,851		\$ 161,097	
Fund Balance - Ending	\$ 77,999		\$ 164,561	

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 September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Special Assessments	\$ 150,700	\$ 150,700	\$ 151,139	\$ 439
Assessment - Prepayment	\$ -	\$ -	\$ 12,240	\$ 12,240
Interest Income	\$ 3,299	\$ 3,299	\$ 6,578	\$ 3,279
Total Revenues	\$ 153,999	\$ 153,999	\$ 169,957	\$ 15,958
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		\$ 19,397	
Fund Balance - Beginning	\$ 76,924		\$ 153,556	
Fund Balance - Ending	\$ 80,364		\$ 172,954	

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 September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues</u>				
Special Assessments	\$ 150,950	\$ 150,950	\$ 151,389	\$ 439
Interest Income	\$ 2,270	\$ 2,270	\$ 2,931	\$ 661
Total Revenues	\$ 153,220	\$ 153,220	\$ 154,320	\$ 1,100
<u>Expenditures:</u>				
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		\$ 6,913	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (60,380)	\$ (60,380)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (60,380)	\$ (60,380)
Net Change in Fund Balance	\$ 5,813		\$ (53,467)	
Fund Balance - Beginning	\$ 73,692		\$ 151,223	
Fund Balance - Ending	\$ 79,505		\$ 97,755	

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 September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues</u>				
Special Assessments	\$ 153,425	\$ 153,425	\$ 153,871	\$ 446
Interest Income	\$ 2,777	\$ 2,777	\$ 4,022	\$ 1,244
Total Revenues	\$ 156,202	\$ 156,202	\$ 157,893	\$ 1,691
<u>Expenditures:</u>				
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		\$ 5,923	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,776)	\$ (2,776)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,776)	\$ (2,776)
Net Change in Fund Balance	\$ 4,232		\$ 3,147	
Fund Balance - Beginning	\$ 70,732		\$ 147,776	
Fund Balance - Ending	\$ 74,964		\$ 150,923	

Tohoqua
Community Development District
Debt Service Fund - Series 2023 Phase 4C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Special Assessments	\$ 142,307	\$ 142,307	\$ 142,722	\$ 414
Interest Income	\$ 2,859	\$ 2,859	\$ 5,712	\$ 2,853
Total Revenues	\$ 145,167	\$ 145,167	\$ 148,434	\$ 3,267
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		\$ 6,094	
Fund Balance - Beginning	\$ 65,544		\$ 137,936	
Fund Balance - Ending	\$ 68,371		\$ 144,030	

Tohoqua

Community Development District

Debt Service Fund - Series 2024 Phase 7

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Special Assessments	\$ 324,110	\$ 324,110	\$ 325,052	\$ 942
Interest Income	\$ 6,266	\$ 6,266	\$ 12,807	\$ 6,541
Total Revenues	\$ 330,376	\$ 330,376	\$ 337,860	\$ 7,484
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		\$ 15,031	
Fund Balance - Beginning	\$ 142,570		\$ 307,472	
Fund Balance - Ending	\$ 150,117		\$ 322,503	

Tohoqua
Community Development District
Debt Service Fund - Series 2025 Phase 8
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Special Assessments	\$ -	\$ -	\$ 258,122	\$ 258,122
Assessment - Prepayment	\$ -	\$ -	\$ 11,308	\$ 11,308
Interest Income	\$ -	\$ -	\$ 3,987	\$ 3,987
Total Revenues	\$ -	\$ -	\$ 273,417	\$ 273,417
Expenditures:				
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	\$ -		\$ 114,270	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 130,775	\$ 130,775
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 130,775	\$ 130,775
Net Change in Fund Balance	\$ -		\$ 245,045	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 245,045	

Tohoqua
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ 497	\$ 497	\$ 3,865	\$ 3,367
Total Revenues	\$ 497	\$ 497	\$ 3,865	\$ 3,367
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 497		\$ 3,865	
<u>Other Financing Sources/(Uses)</u>				
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		\$ 53,865	
Fund Balance - Beginning	\$ 78,038		\$ 78,104	
Fund Balance - Ending	\$ 128,535		\$ 131,969	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Series	Series	Series	Series	Series	Series	Series	Series	Series	Series	
	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		Total	
Revenues											
Interest	\$ 528	\$ 19	\$ 0	\$ 1,395	\$ 1,016	\$ 1	\$ 369	\$ 13,101		\$ 16,429	
Total Revenues	\$ 528	\$ 19	\$ 0	\$ 1,395	\$ 1,016	\$ 1	\$ 369	\$ 13,101		\$ 16,429	
Expenditures:											
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 3,478,660		\$ 3,479,060	
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,018		\$ 274,018	
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 3,752,677		\$ 3,753,077	
Excess (Deficiency) of Revenues over Expenditures	\$ 528	\$ 19	\$ 0	\$ 1,395	\$ 1,016	\$ 1	\$ (31)	\$ (3,739,577)		\$ (3,736,649)	
Other Financing Sources/(Uses)											
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,749,225		\$ 3,749,225	
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 60,380	\$ 2,776	\$ -	\$ -	\$ -		\$ 63,156	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 60,380	\$ 2,776	\$ -	\$ -	\$ 3,749,225		\$ 3,812,381	
Net Change in Fund Balance	\$ 528	\$ 19	\$ 0	\$ 61,775	\$ 3,792	\$ 1	\$ (31)	\$ 9,648		\$ 75,732	
Fund Balance - Beginning	\$ 14,362	\$ 516	\$ 10	\$ 7,030	\$ 26,395	\$ 36	\$ 10,102	\$ (6,446)		\$ 52,004	
Fund Balance - Ending	\$ 14,890	\$ 535	\$ 10	\$ 68,805	\$ 30,187	\$ 37	\$ 10,071	\$ 3,202		\$ 127,737	

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Assessments - Tax Collector	\$ -	\$ 85,067	\$ 1,517,559	\$ 22,774	\$ 7,976	\$ 4,087	\$ 18,833	\$ 4,972	\$ 8,325	\$ 15	\$ -	\$ -	\$ 1,669,610
Assessments - Direct	\$ 68,453	\$ -	\$ -	\$ 34,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,226	\$ -	\$ -	\$ 136,906
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,572	\$ -	\$ -	\$ 5,572	\$ 11,144
Special Events Revenue	\$ -	\$ 55	\$ -	\$ 190	\$ -	\$ 140	\$ 281	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ 846
Miscellaneous Income	\$ 2,180	\$ 300	\$ 920	\$ 1,270	\$ 1,340	\$ 2,250	\$ (210)	\$ 4,885	\$ 910	\$ 3,780	\$ 370	\$ 730	\$ 18,725
Interest Income	\$ 1,139	\$ 1,070	\$ 1,183	\$ 5,269	\$ 4,644	\$ 4,893	\$ 4,572	\$ 4,164	\$ 3,672	\$ 3,349	\$ 3,145	\$ 2,656	\$ 39,758
Total Revenues	\$ 71,772	\$ 86,492	\$ 1,519,663	\$ 63,730	\$ 13,960	\$ 11,370	\$ 23,477	\$ 14,021	\$ 18,659	\$ 41,371	\$ 3,515	\$ 8,958	\$ 1,876,989
<u>Expenditures</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ -	\$ -	\$ 600	\$ 400	\$ -	\$ 600	\$ 5,200
FICA Expense	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 31	\$ -	\$ -	\$ 46	\$ 31	\$ -	\$ 46	\$ 398
Engineering	\$ 95	\$ -	\$ 1,168	\$ 713	\$ 1,520	\$ 570	\$ 375	\$ 558	\$ 3,135	\$ -	\$ 790	\$ 699	\$ 9,621
Attorney	\$ 1,356	\$ 1,381	\$ 1,544	\$ 734	\$ 1,919	\$ 1,875	\$ 1,848	\$ 693	\$ 6,728	\$ 3,964	\$ 2,471	\$ 1,865	\$ 26,376
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 11,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,400
Assessment Administration	\$ 11,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,464
Arbitrage	\$ 450	\$ -	\$ 900	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ 900	\$ 4,050
Dissemination	\$ 1,667	\$ 1,667	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 24,167
Trustee Fees	\$ 14,323	\$ 4,074	\$ -	\$ -	\$ -	\$ 2,388	\$ 5,697	\$ -	\$ 1,415	\$ -	\$ -	\$ -	\$ 27,898
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 46,350
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 2,064
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 1,376
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 87	\$ 126	\$ 6	\$ 84	\$ 20	\$ 93	\$ 19	\$ 194	\$ 67	\$ 1,998	\$ 2,073	\$ 21	\$ 4,789
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Printing & Binding	\$ 28	\$ 65	\$ 39	\$ 71	\$ 35	\$ 82	\$ 80	\$ 122	\$ 226	\$ 91	\$ -	\$ 41	\$ 880
Legal Advertising	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ 822	\$ 262	\$ 441	\$ 493	\$ 2,034	\$ 2,028	\$ 324	\$ 6,608
Other Current Charges	\$ 176	\$ -	\$ 35	\$ 68	\$ 44	\$ 87	\$ 89	\$ 111	\$ 103	\$ 118	\$ 112	\$ 115	\$ 1,058
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 42,065	\$ 12,324	\$ 10,785	\$ 7,902	\$ 24,282	\$ 13,031	\$ 14,604	\$ 8,352	\$ 19,946	\$ 14,868	\$ 13,707	\$ 10,844	\$ 192,709

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Contract Services													
Field Management	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 2,066	\$ 24,797
Amenities Management	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 12,055	\$ 144,664
Landscape Maintenance	\$ 40,235	\$ 40,217	\$ 40,246	\$ 43,948	\$ 43,847	\$ 43,847	\$ 43,934	\$ 47,547	\$ 47,547	\$ 47,547	\$ 47,547	\$ 47,547	\$ 534,010
Lake Maintenance	\$ 5,305	\$ 1,250	\$ 3,380	\$ 2,515	\$ 2,579	\$ 7,915	\$ 3,325	\$ 2,825	\$ 2,825	\$ 3,125	\$ 3,375	\$ 3,155	\$ 41,573
Pool Maintenance	\$ 1,735	\$ 1,900	\$ 1,900	\$ 1,900	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 32,635
Pest Control	\$ 138	\$ 69	\$ 69	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 435	\$ 1,287
Janitorial Services	\$ 1,904	\$ 2,380	\$ 1,904	\$ 2,142	\$ 1,904	\$ 2,142	\$ 1,904	\$ 2,380	\$ 1,904	\$ 1,904	\$ 2,380	\$ 1,904	\$ 24,752
Subtotal Contract Services	\$ 63,439	\$ 59,938	\$ 61,620	\$ 64,698	\$ 65,674	\$ 71,248	\$ 66,507	\$ 70,096	\$ 69,620	\$ 69,920	\$ 70,646	\$ 70,313	\$ 803,718
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ 4,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ (781)	\$ -	\$ 8,000
Mulch	\$ -	\$ -	\$ 66,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,677
Tree Removal & Replacement	\$ -	\$ -	\$ -	\$ 8,271	\$ 1,894	\$ 781	\$ 2,491	\$ -	\$ 5,580	\$ -	\$ -	\$ 8,601	\$ 27,617
Irrigation Repairs	\$ 994	\$ -	\$ 2,438	\$ -	\$ 1,374	\$ 4,344	\$ 678	\$ 4,007	\$ -	\$ 3,219	\$ -	\$ -	\$ 17,054
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865	\$ 630	\$ -	\$ -	\$ -	\$ 1,495
Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls & Monument Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ (850)	\$ -	\$ -	\$ -	\$ 10,500	\$ 3,250	\$ 2,900	\$ 16,650
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ 994	\$ 4,880	\$ 69,115	\$ 8,271	\$ 4,118	\$ 4,275	\$ 3,169	\$ 8,772	\$ 6,210	\$ 13,719	\$ 2,469	\$ 11,501	\$ 137,493
Utilities													
Pool - Electric	\$ 2,882	\$ 3,244	\$ 3,553	\$ 623	\$ 783	\$ 1,061	\$ 857	\$ 898	\$ 2,779	\$ 2,458	\$ 2,698	\$ (2,836)	\$ 19,000
Pool - Water	\$ 3,808	\$ 4,101	\$ 4,124	\$ 4,145	\$ 3,592	\$ 4,211	\$ 2,301	\$ 2,919	\$ 4,494	\$ 3,816	\$ 3,922	\$ -	\$ 41,433
Electric	\$ 27	\$ 130	\$ 238	\$ 239	\$ 228	\$ 230	\$ 229	\$ 224	\$ 214	\$ 213	\$ 223	\$ -	\$ 2,194
Water & Sewer	\$ 6,285	\$ 7,646	\$ 17,485	\$ 10,660	\$ 4,723	\$ 8,911	\$ 6,108	\$ 8,929	\$ 10,830	\$ 8,350	\$ 7,013	\$ -	\$ 96,939
Streetlights	\$ 9,998	\$ 10,391	\$ 10,434	\$ 10,474	\$ 10,486	\$ 10,486	\$ 10,450	\$ 10,413	\$ 10,413	\$ 10,705	\$ 10,733	\$ -	\$ 114,984
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ 230	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 920
Subtotal Utilities	\$ 23,000	\$ 25,512	\$ 35,833	\$ 26,141	\$ 19,812	\$ 25,015	\$ 20,175	\$ 23,498	\$ 28,846	\$ 25,656	\$ 24,703	\$ (2,721)	\$ 275,469

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	\$ -	\$ -	\$ -	\$ -	\$ 371	\$ -	\$ -	\$ 43,784
Pool Attendants	\$ 1,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590	\$ 3,173	\$ 4,831	\$ 3,421	\$ 3,609	\$ -	\$ 21,886
Facility Maintenance	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 9,479	\$ 113,750
Pool Repairs & Maintenance	\$ 2,422	\$ 2,606	\$ 1,675	\$ 2,321	\$ 3,697	\$ 3,660	\$ 3,821	\$ 3,626	\$ 5,362	\$ 9,614	\$ 6,786	\$ 10,083	\$ 55,675
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Access Cards & Equipment Supplies	\$ 109	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ 2,300	\$ -	\$ 3,290	\$ -	\$ 184	\$ -	\$ 6,054
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 420
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	\$ 1,000	\$ 1,069	\$ 1,635	\$ 3,538	\$ 2,327	\$ 2,591	\$ 647	\$ -	\$ 15,681
Office Supplies	\$ 131	\$ 54	\$ 76	\$ 20	\$ 16	\$ 105	\$ -	\$ -	\$ 153	\$ 21	\$ 54	\$ -	\$ 630
Operating Supplies	\$ 2,693	\$ -	\$ 1,366	\$ 1,783	\$ -	\$ 2,199	\$ 1,870	\$ 50	\$ 1,469	\$ 1,183	\$ 1,300	\$ 243	\$ 14,156
Doggie Pots	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002	\$ -	\$ 729	\$ -	\$ 729	\$ 2,603
Special Events	\$ 897	\$ 4,107	\$ 2,284	\$ 382	\$ 281	\$ 836	\$ 2,984	\$ 1,263	\$ 1,451	\$ 525	\$ 30	\$ -	\$ 15,040
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 864	\$ 864
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Subtotal Amenities	\$ 56,743	\$ 17,316	\$ 16,189	\$ 14,305	\$ 27,049	\$ 18,383	\$ 28,048	\$ 22,925	\$ 28,398	\$ 27,970	\$ 22,125	\$ 21,433	\$ 300,883
Other													
Contingency	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,303	\$ 118	\$ 80	\$ (421)	\$ 1,001	\$ 8,148
Subtotal Other	\$ -	\$ 4,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,303	\$ 118	\$ 80	\$ (421)	\$ 1,001	\$ 8,148
Total Operations & Maintenance	\$ 144,175	\$ 111,712	\$ 182,757	\$ 113,416	\$ 116,652	\$ 118,922	\$ 117,899	\$ 128,593	\$ 133,192	\$ 137,345	\$ 119,523	\$ 101,526	\$ 1,525,712
Total Expenditures	\$ 186,241	\$ 124,036	\$ 193,542	\$ 121,318	\$ 140,934	\$ 131,952	\$ 132,503	\$ 136,945	\$ 153,138	\$ 152,213	\$ 133,230	\$ 112,370	\$ 1,718,421
Excess (Deficiency) of Revenues over Expenditures	\$ (114,469)	\$ (37,544)	\$ 1,326,121	\$ (57,588)	\$ (126,974)	\$ (120,582)	\$ (109,026)	\$ (122,924)	\$ (134,478)	\$ (110,842)	\$ (129,715)	\$ (103,412)	\$ 158,568
<u>Other Financing Sources/(Uses)</u>													
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)	\$ (126,974)	\$ (120,582)	\$ (109,026)	\$ (122,924)	\$ (134,478)	\$ (110,842)	\$ (129,715)	\$ (103,412)	\$ 108,568

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:	4.500%, 5.400%, 5.600%	
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		\$1,990,000
Less: Principal Payment - 5/1/25		(\$25,000)
Less: Principal Payment - 5/1/26		(\$30,000)
Current Bonds Outstanding		\$1,935,000

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		\$4,720,000
Less: Principal Payment - 5/1/25		(\$65,000)
Less: Principal Payment - 5/1/26		(\$70,000)
Current Bonds Outstanding		\$4,585,000

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		\$3,880,000
Less: Principal Payment - 5/1/26		(\$65,000)
Current Bonds Outstanding		\$3,815,000

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
6/8/26	ACH	\$ 1,960.01	\$ -	\$ (39.20)	\$ -	\$ 1,920.81	\$ 1,115.07	\$ 92.06	\$ 96.45	\$ 100.94	\$ 101.11	\$ 102.77	\$ 95.32	\$ 217.09	\$ 1,920.81
6/16/26	ACH	\$ 12,673.06	\$ -	\$ (253.46)	\$ -	\$ 12,419.60	\$ 7,209.86	\$ 595.30	\$ 623.60	\$ 652.66	\$ 653.74	\$ 664.46	\$ 616.31	\$ 1,403.67	\$ 12,419.60
7/29/26	ACH	\$ -	\$ -	\$ -	\$ 26.60	\$ 26.60	\$ 15.44	\$ 1.27	\$ 1.34	\$ 1.40	\$ 1.40	\$ 1.42	\$ 1.32	\$ 3.01	\$ 26.60
Total		\$ 3,051,416.81	\$ (118,861.50)	\$ (58,651.52)	\$ 2,142.35	\$ 2,876,046.14	\$ 1,669,609.52	\$ 137,854.43	\$ 144,408.61	\$ 151,139.07	\$ 151,388.99	\$ 153,871.47	\$ 142,721.60	\$ 325,052.45	\$ 2,876,046.14

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC							
2026-01				Net Assessments	\$ 395,027.98	\$ 136,905.90	\$ 258,122.08
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt	
10/23/25	11/1/25	95036423	\$ 68,452.95	\$ 68,452.95	\$ 68,452.95	\$ -	
1/28/26	2/1/26	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	
7/10/26	5/1/26	95041777	\$ 34,226.48	\$ 34,226.48	\$ 34,226.48	\$ -	
9/21/26	9/15/26	95042836	\$ 98,086.39	\$ 98,086.36	\$ -	\$ 98,086.39	
				\$ 395,027.99	\$ 395,027.96	\$ 136,905.91	\$ 258,122.08