

*Tohoqua  
Community Development District*

*Agenda*

*May 1, 2019*

# AGENDA

# *Tohoqua*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

April 24, 2019

**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, May 1, 2019 at 9:00 AM at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation from Keith Trace
  - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2019-01 Electing Officers
4. Approval of Minutes of the November 7, 2018 Board of Supervisors Meeting
5. Consideration of Resolution 2019-03 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
6. Ratification of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Consideration of Funding Request #2
    - iv. Presentation of Number of Registered Voters - 0
8. Other Business
9. Supervisors Requests
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Organizational Matters. Section A is the discussion of an individual to fulfill the Board vacancy with a term ending November 2019. Section C is the Administration of Oath to the newly appointed Officer. Section D is the consideration of Resolution 2019-01 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the November 7, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-03 approving the proposed Fiscal Year 2020 Budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is the ratification of the aquatic plant management agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes approval of the check register being presented. Sub-Section 2 includes the balance sheet and income statement for review. Sub-Section 3 is the consideration of funding request #2. A copy of the funding request and supporting documentation is enclosed for your review. Sub-Section 4 is the presentation of number of registered voters. Supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

CC: Jan A. Carpenter, District Counsel  
Eric Warren, District Engineer  
Mike Williams, Bond Counsel  
Brett Sealy, Underwriter  
Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A

25 April 2019

Keith Trace  
1237 Hancock Circle  
St. Cloud, FL 34769

Mr. George Flint  
District Manager, Tohoqua Community Development District  
135 W Central Blvd #320  
Orlando, FL 32801

Dear Mr. Flint,

Please accept this letter as notice that I will be resigning from the Tohoqua Community Development District effective today.

It has been my honor to serve on this board. I would like to thank the board of directors and the staff for their dedication and professionalism and it has been a pleasure to work with everyone.

Please let me know if there is anything I can do to assist in the future.

Sincerely,



Keith Trace

# SECTION C



**RESOLUTION 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of May, 2019.

**ATTEST:**

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# MINUTES

MINUTES OF MEETING  
TOHOQUA  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, November 7, 2018 at 9:00 a.m., at the West Osceola Branch Library, 305 Campus Street, Kissimmee, FL.

Present and constituting a quorum were:

|               |                     |
|---------------|---------------------|
| Andre Vidrine | Chairman            |
| Marcus Hooker | Vice Chairman       |
| James Dowd    | Assistant Secretary |
| Keith Trace   | Assistant Secretary |

Also present were:

|                     |                         |
|---------------------|-------------------------|
| George Flint        | District Manager        |
| Andrew d'Adesky     | District Counsel        |
| Clayton Smith       | Assistant Field Manager |
| Darrin Mossing      | GMS                     |
| Darrin Mossing, Jr. | GMS                     |
| Marcia Calleja      | Amenity Manager         |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. Three supervisors were present, with Mr. Trace in progress.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Kaitlyn Noyes**

Mr. Flint: We received a resignation from Kaitlyn, which was in the agenda package. We need a motion for the Board to accept the resignation.

|   |
|---|
| On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Kaitlyn Noyes resignation was accepted. |
|---|

**B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019**

**C. Administration of Oath to Newly Appointed Supervisor****D. Consideration of Resolution 2019-01 Electing Assistant Secretary**

Mr. Flint: Any time there is a vacancy on the Board during the term of office, the remaining Board Members appoint someone to fill that vacancy. Are there any nominations at this time? If you are not prepared to fill that seat today, you can continue to operate with four Board Members until you fill it.

Mr. Vidrine: Not today.

Mr. Flint: We will put it on the next agenda for consideration.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the October 3, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the October 3, 2018 Audit Committee Meeting**

Mr. Flint: Are there any questions, comments or corrections to the minutes?

Mr. Vidrine: I have no comments.

Mr. Flint: If not, we need a motion to approve and accept the minutes.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the October 3, 2018 Board of Supervisors Meeting were approved and the Minutes of the October 3, 2018 Audit Committee Meeting were accepted, as presented.

**FIFTH ORDER OF BUSINESS****Designation of District Records Office**

Mr. Flint: We are required to have a records office in the County where the District is located. Our accounting office was in Osceola County, but it relocated to Orange County, so we designated our accounting office as a local office. Since our District Engineer is also in Orlando that's not an option, but we have a location at Reunion where we can store records so they are in Osceola County. Our recommendation at this point would be to designate Reunion Stables at 1350 Reunion Boulevard, as the local records office.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor designating Reunion Stables at 1350 Reunion Boulevard, Reunion, Florida as the District records office was approved.

Mr. Flint: Once the amenities are developed at the project, we can eventually designate the Amenity Center as the records office and keep them there, but this is an interim measure allowing us to meet the statutory requirements.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018**

Mr. Flint: The Board selected Grau & Associates through a competitive process as prescribed by the Statutes. You enter into an agreement annually with them and this is the agreement for Fiscal Year 2018, which just ended on September 30<sup>th</sup>.

*Mr. Trace joined the meeting.*

Mr. Flint: The fee is a not-to-exceed of \$3,200 which is consistent with their bid, so we would recommend approval.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2018 in the amount of \$3,200 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2019-02 Amending Resolutions 2018-13 and 2018-14; Amending the Fiscal Year 2019 Budget; Amending, Re-imposing, and Certifying the Assessment Roll; Authorizing the Filing of Revised Notices to the Osceola County Tax Collector and Revision of District Invoices**

Mr. Flint: This resolution amends Resolutions 2018-13 and 2018-14, which were adopted at the public hearing for your annual budget and imposed the Operations and Maintenance (O&M) assessments. The primary purpose of the meeting today was for the Board to consider amending the adopted budget for 2019 and the assessments. The proposed amended budget is attached as Exhibit A to the resolution. Andrew did you want to discuss it?

Mr. d'Adesky: Yes, it also authorizes what George said, which I'll endorse, in addition to amending the proposed budget and the Assessment Roll. It also authorizes the District Manager's office to contact the Osceola County Tax Collector to issue any necessary notices or other documentation that they require. It is also issuing any revised invoices for direct bills, etc., that might be associated with the corresponding change in budget. It takes care of all the

corrections that are needed to rectify the budget and Assessment Roll. There are some blanks on Page 2, which Darrin or George can provide the numbers for the total funds, the General Fund, and Debt Service Fund.

Mr. Flint: The amount for the General Fund is \$952,213 and the Debt Service Fund is \$188,994.

Mr. d'Adesky: What is the total?

Mr. Flint: We will insert the total. If you look at Exhibit A, there are two primary reasons we are amending the budget. One is to give a credit for the fact that the Amenity Center is not currently constructed. These new assessment rates will reduce the buildout per unit assessment amount to 70% of the calculated buildout amount. Previously, the way you adopted the assessments, we had a flat per unit amount regardless of the product type. This modifies that, so we are using the ERU factors that were used in your Debt Service assessment. Based on the land use or product type, you pay a varying amount of assessments. For example, under the new proposed debt service assessments, a townhome owner would pay a gross per unit amount of \$348 and a 70-foot lot owner would pay \$894. Previously, you had a flat amount that applied to all and we were advised that Mattamy Homes was disclosing a different structure than the flat rate per unit by product type. The issue of the credit for the amenity not being in place came up, so we are addressing both of those items by amending the budget. Darrin, is there anything else you want to add to that?

Mr. Vidrine: It's still a buildout budget?

Mr. Mossing: Yes, the credit is only for the Phase 1 Amenity Center not being completed. It is anticipated that it will be completed early next year. It is not anticipated that credit will be on the tax roll.

Mr. Vidrine: It will be on the tax roll next year. At that point, 70% would increase to 100%. Would there be a requirement to redo the table at that time?

Mr. Flint: When you adopt your 2020 budget, we will revise these tables.

Mr. Vidrine: I don't know that it would happen, but if the Amenity Center was completed in seven months instead of 12 would that matter?

Mr. Flint: No, you are going to have to live with these amounts and the variation would basically come under that developer contribution line. If they came on earlier than anticipated, there may be a couple of months. Again, these are all estimates at this point.

Mr. Vidrine: We are working as hard as we can to get it in as quickly as possible, so we will do what we can. We understand.

Mr. Flint: It's likely the developer contribution amount is overstated, because we included the amenity amounts, but we backed them out on the per unit calculation.

Mr. Mossing: One more thing. We contacted the County regarding the property tax bills that are in Mattamy's name. We will hopefully be submitting correction notices tomorrow. We have to do 164 individual correction notices. It takes one minute to correct each tax bill, so it will hopefully be issued as soon as possible.

Mr. Flint: We will also issue revised direct bills based on the new amounts. Are there any questions on the resolution or the exhibit? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Trace with all in favor Resolution 2019-02 Amending Resolutions 2018-13 and 2018-14; Amending the Fiscal Year 2019 Budget; Amending, Re-imposing, and Certifying the Assessment Roll; Authorizing the Filing of Revised Notices to the Osceola County Tax Collector and Revision of District Invoices was adopted.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Andrew, do you have anything else?

Mr. d'Adesky: Nothing, other than we are working on that resolution.

#### **B. Engineer**

Mr. Flint: The District Engineer was supposed to call in. Do we need him for anything?

Mr. Dowd: Are there any improvements on that plat that was just recorded that go to the CDD? I think ponds were already turned over.

Mr. Hooker: The ponds are there and the roads go to the CDD. They didn't go to the municipality or the City.

Mr. Vidrine: We may have already done that.

Mr. Flint: I apologize for Eric not dialing in, but it sounds like we don't need him.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through September 30<sup>th</sup>. No action is required, but if you have any questions we can discuss those. We requisitioned all but

\$13,000 on the Debt Service acquisition construction account, so there is still a small amount of money there. Typically, there is going to be some legal and other expenses that would absorb that. Are there any questions on the financials? Hearing none,

**ii. Consideration of Funding Request #1**

Mr. Flint: We have Funding Request #1 for Fiscal Year 2019 totaling \$10,712.99.

On MOTION by Mr. Trace seconded by Mr. Vidrine with all in favor Funding Request #1 in the amount of \$10,712.99 was approved.

Mr. Mossing: On the funding request that the Board just approved, the Fiscal Year 2019 expenditures are eligible to be reimbursed from assessments that we will be collecting. We will be asking the developer to advance those funds, but once we collect our assessments they will be eligible for reimbursement.

Mr. Flint: It's a cash flow situation. Part of those expenses are for 2018, which fall under the Funding Agreement and the 2019 expenses, which are about \$8,300 and could be reimbursed to the developer once the assessment revenue comes in.

Mr. Vidrine: Going forward, do we usually carry three months so you can operate?

Mr. Flint: Yes, once the District gets established we would carry a two-and-a-half to three month operating reserve, which would avoid the cash flow issue at the beginning of the fiscal year. Right now, based on the Balance Sheet, it looks like we have \$6,500 in cash.

Mr. Vidrine: There is a shortfall of a couple thousand dollars.

Mr. Flint: We are going to submit the funding request for the full amount and then we will refund it once assessment revenue comes in. Is there anything else? Hearing none,

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: If there's nothing further, we need a motion to adjourn.



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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

## **RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Tohoqua Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2019

HOUR: 9:00 a.m.

LOCATION: West Osceola Branch Library  
305 Campus Street,  
Kissimmee, Florida 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

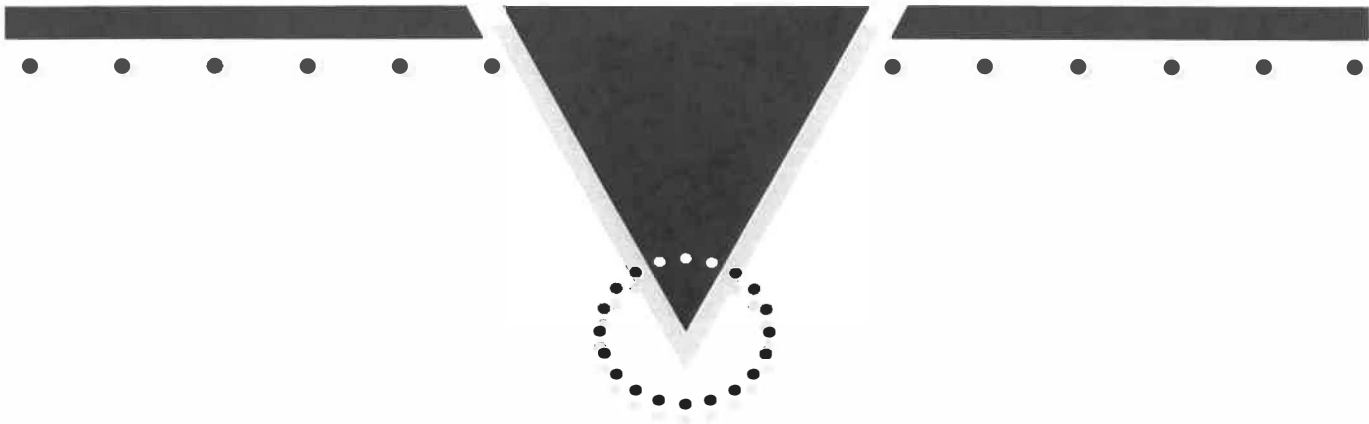
**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF MAY, 2019.**

ATTEST:

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**Tohoqua  
Community Development District**

**Proposed Budget  
FY 2020**



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**Tohoqua**  
**Community Development District**  
Proposed Budget  
General Fund  
Fiscal Year 2020

| Description | Amended<br>Budget<br>FY2019 | Actual<br>thru<br>3/31/19 | Projected<br>Next 6<br>Months | Total<br>thru<br>9/30/19 | Proposed<br>Budget<br>FY2020 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

**Revenues**

|                                       |           |           |          |           |           |
|---------------------------------------|-----------|-----------|----------|-----------|-----------|
| Developer Contributions               | \$686,237 | \$5,000   | \$83,242 | \$88,242  | \$688,502 |
| Assessments - Tax Collector (Platted) | \$159,844 | \$159,871 | \$0      | \$159,871 | \$159,844 |
| Assessments - Direct (Unplatted)      | \$106,132 | \$53,066  | \$53,066 | \$106,132 | \$107,047 |

|                       |                  |                  |                  |                  |                  |
|-----------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Total Revenues</b> | <b>\$952,213</b> | <b>\$217,937</b> | <b>\$136,308</b> | <b>\$354,244</b> | <b>\$955,393</b> |
|-----------------------|------------------|------------------|------------------|------------------|------------------|

**Expenditures**

**Administrative**

|                                |                  |                 |                 |                 |                  |
|--------------------------------|------------------|-----------------|-----------------|-----------------|------------------|
| Supervisor Fees                | \$9,600          | \$600           | \$4,800         | \$5,400         | \$9,600          |
| FICA Expense                   | \$734            | \$46            | \$367           | \$413           | \$734            |
| Engineering                    | \$12,000         | \$190           | \$6,000         | \$6,190         | \$12,000         |
| Attorney                       | \$25,000         | \$2,358         | \$12,500        | \$14,858        | \$25,000         |
| Annual Audit                   | \$2,500          | \$0             | \$3,200         | \$3,200         | \$3,500          |
| Assessment Administration      | \$5,000          | \$2,500         | \$0             | \$2,500         | \$5,000          |
| Arbitrage                      | \$600            | \$0             | \$600           | \$600           | \$600            |
| Dissemination                  | \$5,000          | \$2,500         | \$2,500         | \$5,000         | \$5,000          |
| Trustee Fees                   | \$3,717          | \$2,168         | \$0             | \$2,168         | \$3,717          |
| Management Fees                | \$36,050         | \$18,025        | \$18,025        | \$36,050        | \$36,050         |
| Information Technology         | \$1,200          | \$600           | \$600           | \$1,200         | \$1,200          |
| Telephone                      | \$300            | \$19            | \$150           | \$169           | \$300            |
| Postage                        | \$1,000          | \$22            | \$500           | \$522           | \$1,000          |
| Insurance                      | \$5,500          | \$5,000         | \$0             | \$5,000         | \$5,500          |
| Printing & Binding             | \$1,000          | \$104           | \$500           | \$604           | \$1,000          |
| Legal Advertising              | \$5,000          | \$0             | \$2,500         | \$2,500         | \$5,000          |
| Other Current Charges          | \$1,000          | \$352           | \$500           | \$852           | \$1,000          |
| Office Supplies                | \$625            | \$61            | \$300           | \$361           | \$625            |
| Dues, Licenses & Subscriptions | \$175            | \$175           | \$0             | \$175           | \$175            |
| <b>Total Administrative:</b>   | <b>\$116,001</b> | <b>\$34,720</b> | <b>\$53,042</b> | <b>\$87,762</b> | <b>\$117,001</b> |

**Operations & Maintenance**

**Contract Services**

|                              |                  |                 |                 |                  |                  |
|------------------------------|------------------|-----------------|-----------------|------------------|------------------|
| Field Management             | \$20,000         | \$10,000        | \$10,000        | \$20,000         | \$20,000         |
| Amenities Management         | \$75,000         | \$0             | \$18,750        | \$18,750         | \$75,000         |
| Landscape Maintenance        | \$350,000        | \$52,920        | \$52,920        | \$105,840        | \$350,000        |
| Lake Maintenance             | \$10,000         | \$4,060         | \$6,090         | \$10,150         | \$12,180         |
| Wetland Maintenance          | \$5,000          | \$0             | \$2,500         | \$2,500          | \$5,000          |
| Wetland Mitigation Reporting | \$6,000          | \$0             | \$3,000         | \$3,000          | \$6,000          |
| Pool Maintenance             | \$12,500         | \$0             | \$3,125         | \$3,125          | \$12,500         |
| Pest Control                 | \$600            | \$0             | \$150           | \$150            | \$600            |
| Janitorial Services          | \$12,500         | \$0             | \$3,125         | \$3,125          | \$12,500         |
| <b>Subtotal:</b>             | <b>\$491,600</b> | <b>\$66,980</b> | <b>\$99,660</b> | <b>\$166,640</b> | <b>\$493,780</b> |

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2020**

| Description                                | Adopted<br>Budget<br>FY2019 | Actual<br>thru<br>3/31/19 | Projected<br>Next 6<br>Months | Total<br>thru<br>9/30/19 | Proposed<br>Budget<br>FY2020 |
|--|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| <b>Repairs &amp; Maintenance</b>           |                             |                           |                               |                          |                              |
| Landscape Replacement                      | \$25,000                    | \$0                       | \$12,500                      | \$12,500                 | \$25,000                     |
| Irrigation Repairs                         | \$2,000                     | \$0                       | \$1,000                       | \$1,000                  | \$2,000                      |
| General Repairs & Maintenance              | \$1,000                     | \$0                       | \$500                         | \$500                    | \$1,000                      |
| Operating Supplies                         | \$1,000                     | \$0                       | \$500                         | \$500                    | \$1,000                      |
| Road & Sidewalk Maintenance                | \$1,500                     | \$0                       | \$750                         | \$750                    | \$1,500                      |
| Signage                                    | \$250                       | \$0                       | \$100                         | \$100                    | \$250                        |
| Walls - Repair/Cleaning                    | \$1,500                     | \$0                       | \$750                         | \$750                    | \$1,500                      |
| Fencing                                    | \$250                       | \$0                       | \$100                         | \$100                    | \$250                        |
| <b>Subtotal:</b>                           | <b>\$32,500</b>             | <b>\$0</b>                | <b>\$16,200</b>               | <b>\$16,200</b>          | <b>\$32,500</b>              |
| <b>Utilities</b>                           |                             |                           |                               |                          |                              |
| Pool - Electric                            | \$15,000                    | \$0                       | \$3,750                       | \$3,750                  | \$15,000                     |
| Pool - Water                               | \$600                       | \$0                       | \$150                         | \$150                    | \$600                        |
| Electric                                   | \$10,000                    | \$371                     | \$3,000                       | \$3,371                  | \$10,000                     |
| Water & Sewer                              | \$57,500                    | \$1,324                   | \$6,000                       | \$7,324                  | \$57,500                     |
| Streetlights                               | \$75,000                    | \$5,235                   | \$6,000                       | \$11,235                 | \$75,000                     |
| Gas  | \$6,000                     | \$0                       | \$1,500                       | \$1,500                  | \$6,000                      |
| <b>Subtotal:</b>                           | <b>\$164,100</b>            | <b>\$6,930</b>            | <b>\$20,400</b>               | <b>\$27,330</b>          | <b>\$164,100</b>             |
| <b>Amenities</b>                           |                             |                           |                               |                          |                              |
| Property Insurance                         | \$20,000                    | \$0                       | \$10,000                      | \$10,000                 | \$20,000                     |
| Pool Attendants                            | \$12,500                    | \$0                       | \$3,125                       | \$3,125                  | \$12,500                     |
| Pool Repairs & Maintenance                 | \$9,000                     | \$0                       | \$1,000                       | \$1,000                  | \$9,000                      |
| Pool Permits                               | \$750                       | \$0                       | \$750                         | \$750                    | \$750                        |
| Trash Collection                           | \$6,000                     | \$0                       | \$1,500                       | \$1,500                  | \$6,000                      |
| Telephone                                  | \$1,250                     | \$0                       | \$313                         | \$313                    | \$1,250                      |
| Cable/Internet                             | \$3,750                     | \$0                       | \$938                         | \$938                    | \$3,750                      |
| Access Cards                               | \$1,250                     | \$0                       | \$313                         | \$313                    | \$1,250                      |
| Security/Alarms/Repairs                    | \$17,500                    | \$0                       | \$4,375                       | \$4,375                  | \$17,500                     |
| Repairs & Maintenance                      | \$17,500                    | \$0                       | \$2,000                       | \$2,000                  | \$17,500                     |
| Office Supplies                            | \$2,500                     | \$0                       | \$625                         | \$625                    | \$2,500                      |
| Activities                                 | \$12,500                    | \$0                       | \$3,125                       | \$3,125                  | \$12,500                     |
| Termite Bond                               | \$750                       | \$0                       | \$750                         | \$750                    | \$750                        |
| Holiday Décor                              | \$2,500                     | \$0                       | \$0                           | \$0                      | \$2,500                      |
| <b>Subtotal:</b>                           | <b>\$107,750</b>            | <b>\$0</b>                | <b>\$28,813</b>               | <b>\$28,813</b>          | <b>\$107,750</b>             |
| <b>Other</b>                               |                             |                           |                               |                          |                              |
| Contingency                                | \$25,000                    | \$0                       | \$12,500                      | \$12,500                 | \$25,000                     |
| Capital Reserve                            | \$15,262                    | \$0                       | \$15,000                      | \$15,000                 | \$15,262                     |
| <b>Subtotal:</b>                           | <b>\$40,262</b>             | <b>\$0</b>                | <b>\$27,500</b>               | <b>\$27,500</b>          | <b>\$40,262</b>              |
| <b>Total Operations &amp; Maintenance:</b> | <b>\$836,212</b>            | <b>\$73,910</b>           | <b>\$192,573</b>              | <b>\$266,482</b>         | <b>\$838,392</b>             |
| <b>Total Expenditures</b>                  | <b>\$952,213</b>            | <b>\$108,630</b>          | <b>\$245,615</b>              | <b>\$354,244</b>         | <b>\$955,393</b>             |
| <b>Excess Revenues/(Expenditures)</b>      | <b>\$0</b>                  | <b>\$109,307</b>          | <b>(\$109,307)</b>            | <b>\$0</b>               | <b>\$0</b>                   |



| Land Use      | Gross<br>Per Unit | Ph. 1 Amenity<br>Discount | Assessment<br>Per Unit | Developed<br>Units | Gross<br>Assessment* | Net<br>Assessment |
|---------------|-------------------|---------------------------|------------------------|--------------------|----------------------|-------------------|
| Commercial**  | \$228.00          | 70%                       | \$159.60               | 0                  | \$0.00               | \$0.00            |
| Hotel**       | <b>\$228.00</b>   | 70%                       | \$159.60               | 0                  | \$0.00               | \$0.00            |
| Apartements** | <b>\$228.00</b>   | 70%                       | \$159.60               | 0                  | \$0.00               | \$0.00            |
| Townhome      | \$498.00          | 70%                       | \$348.60               | 101                | \$35,208.60          | \$33,096.08       |
| Duplex/Garden | \$498.00          | 70%                       | \$348.60               | 0                  | \$0.00               | \$0.00            |
| 32            | \$584.00          | 70%                       | \$408.80               | 0                  | \$0.00               | \$0.00            |
| 40            | \$730.00          | 70%                       | \$511.00               | 69                 | \$35,259.00          | \$33,143.46       |
| 45            | \$822.00          | 70%                       | \$575.40               | 97                 | \$55,813.80          | \$52,464.97       |
| 50            | \$913.00          | 70%                       | \$639.10               | 0                  | \$0.00               | \$0.00            |
| 55            | \$1,004.00        | 70%                       | \$702.80               | 61                 | \$42,870.80          | \$40,298.55       |
| 65            | \$1,187.00        | 70%                       | \$830.90               | 0                  | \$0.00               | \$0.00            |
| 70            | \$1,278.00        | 70%                       | \$894.60               | 1                  | \$894.60             | \$840.92          |
| <b>Totals</b> |                   |                           |                        | 329                | \$170,046.80         | \$159,843.99      |

\*Includes 6% for early payment discount and collection cost.

\*\*Per unit is 25% of Single Family 50' since they will have their own amenity facilities

\*\*\*Net of 6% for early payment discount and collection cost.

# Tohoqua

## Community Development District

GENERAL FUND BUDGET

### **REVENUES:**

#### *Developer Contributions*

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures for the Fiscal Year.

#### *Assessments*

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

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### **EXPENDITURES:**

#### **Administrative:**

##### *Supervisor Fees*

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

##### *FICA Expense*

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

##### *Engineering*

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

##### *Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research as directed by the Board of Supervisors and the District Manager.

##### *Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

*Assessment Administration*

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018 Special Assessment Revenue Bonds.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

*Trustee Fees*

The District issued Series 2018 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

*Management Fees*

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

*Information Technology*

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

*Telephone*

Telephone and fax machine.

*Postage*

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

**Contract Services:**

Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Amenities Management

The District will contract with a vendor to provide amenity center management services, amenity operations services and programming services.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

*Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District is currently contracted with Earth Tec for these services.

*Lake Maintenance*

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District is currently contracted with Applied Aquatic Management for these services.

*Wetland Maintenance*

The District will incur costs related to maintaining wetlands located throughout the District.

*Wetland Mitigation Monitoring*

The District will incur costs for scheduled monitoring of mitigation areas located throughout the District. The amounts are estimated.

*Pool Maintenance*

Represents estimated costs of regular cleaning and treatments of the pools within the District.

*Pest Services*

The District will incur costs for pest control treatments to its amenity facilities.

*Janitorial Services*

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

***Repairs & Maintenance***

*Landscape Replacement*

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

*Irrigation Repairs*

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

# **Tohoqua**

## **Community Development District**

### GENERAL FUND BUDGET

#### General Repairs & Maintenance

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

#### Operating Supplies

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

#### Road & Sidewalk Maintenance

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

#### Signage

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

#### Walls – Repair/Cleaning

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

#### Fencing

Represents estimated costs for maintaining fences during the fiscal year.

#### Utilities:

##### Pool - Electric

Represents estimated electric charges for the District's pool.

##### Pool – Water

Represents estimated water charges for the District's pool.

##### Electric

Represents estimated electric charges of common areas throughout the District.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

*Water & Sewer*

Represents estimated costs for water and refuse services provided for common areas throughout the District.

*Streetlights*

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

*Gas*

Represents estimated gas services provided at the amenity facilities.

***Amenities:***

*Property Insurance*

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

*Pool Attendants*

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

*Pool Repairs & Maintenance*

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

*Pool Permits*

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

*Trash Collection*

Represents estimated trash removal services.

*Telephone*

Represents the estimated operating telephone costs incurred by the District.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

*Cable/Internet*

Represents the estimated cost of providing cable and internet services to the District's amenities.

*Access Cards*

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

*Security/Alarms/Repair*

Represents estimated costs of maintaining security systems for the amenity facilities within the District and any maintenance needed to those systems.

*Repairs & Maintenance*

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

*Office Supplies*

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

*Activities*

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

*Termite Bond*

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

*Holiday Décor*

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



**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

**Other:**

**Contingency**

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

**Capital Reserve**

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

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**  
Fiscal Year 2020

| Description                           | Amended<br>Budget<br>FY2019 | Actual<br>thru<br>3/31/19 | Projected<br>Next 6<br>Months | Total<br>thru<br>9/30/19 | Proposed<br>Budget<br>FY2020 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| <b><u>Revenues</u></b>                |                             |                           |                               |                          |                              |
| Transfer In                           | \$15,262                    | \$0                       | \$15,000                      | \$15,000                 | \$15,262                     |
| <b>Total Revenues</b>                 | <b>\$15,262</b>             | <b>\$0</b>                | <b>\$15,000</b>               | <b>\$15,000</b>          | <b>\$15,262</b>              |
| <b><u>Expenditures</u></b>            |                             |                           |                               |                          |                              |
| Capital Outlay                        | \$0                         | \$0                       | \$0                           | \$0                      | \$0                          |
| <b>Total Expenditures</b>             | <b>\$0</b>                  | <b>\$0</b>                | <b>\$0</b>                    | <b>\$0</b>               | <b>\$0</b>                   |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$15,262</b>             | <b>\$0</b>                | <b>\$15,000</b>               | <b>\$15,000</b>          | <b>\$15,262</b>              |

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Fiscal Year 2020**

| Description | Amended<br>Budget<br>FY2019 | Actual<br>thru<br>3/31/19 | Projected<br>Next 6<br>Months | Total<br>thru<br>9/30/19 | Proposed<br>Budget<br>FY2020 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

**Revenues**

|                       |           |           |     |           |           |
|-----------------------|-----------|-----------|-----|-----------|-----------|
| Special Assessments   | \$137,458 | \$137,580 | \$0 | \$137,580 | \$137,458 |
| Interest              | \$0       | \$149     | \$0 | \$149     | \$0       |
| Carry Forward Surplus | \$51,536  | \$51,597  | \$0 | \$51,597  | \$51,254  |

|                       |                  |                  |            |                  |                  |
|-----------------------|------------------|------------------|------------|------------------|------------------|
| <b>Total Revenues</b> | <b>\$188,994</b> | <b>\$189,327</b> | <b>\$0</b> | <b>\$189,327</b> | <b>\$188,712</b> |
|-----------------------|------------------|------------------|------------|------------------|------------------|

**Expenditures**

|                           |          |          |          |          |          |
|---------------------------|----------|----------|----------|----------|----------|
| Interest Payment - 11/01  | \$51,415 | \$51,415 | \$0      | \$51,415 | \$50,593 |
| Principal Payment - 05/01 | \$35,000 | \$0      | \$35,000 | \$35,000 | \$35,000 |
| Interest Payment - 05/01  | \$51,415 | \$0      | \$51,415 | \$51,415 | \$50,593 |
| Transfer Out              | \$0      | \$243    | \$0      | \$243    | \$0      |

|                           |                  |                 |                 |                  |                  |
|---------------------------|------------------|-----------------|-----------------|------------------|------------------|
| <b>Total Expenditures</b> | <b>\$137,830</b> | <b>\$51,658</b> | <b>\$86,415</b> | <b>\$138,073</b> | <b>\$136,185</b> |
|---------------------------|------------------|-----------------|-----------------|------------------|------------------|

|                                       |                 |                  |                   |                 |                 |
|---------------------------------------|-----------------|------------------|-------------------|-----------------|-----------------|
| <b>Excess Revenues/(Expenditures)</b> | <b>\$51,164</b> | <b>\$137,669</b> | <b>(\$86,415)</b> | <b>\$51,254</b> | <b>\$52,527</b> |
|---------------------------------------|-----------------|------------------|-------------------|-----------------|-----------------|

1. Carry forward surplus is net of Reserves.

|                         |                 |
|-------------------------|-----------------|
| <b>Interest 11/1/20</b> | <b>\$49,770</b> |
|-------------------------|-----------------|

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

| Product Type      | No. of Units | Annual<br>Debt Service | Per Unit<br>Net Debt<br>Assessment | Per Unit<br>Gross Debt<br>Assessment |
|-------------------|--------------|------------------------|------------------------------------|--------------------------------------|
| Townhouse         | 101          | \$28,482               | \$282                              | \$300                                |
| Single-Family 40' | 69           | \$28,509               | \$413                              | \$440                                |
| Single-Family 45' | 97           | \$45,088.51            | \$465                              | \$495                                |
| Single-Family 55' | 61           | \$34,655               | \$568                              | \$604                                |
| Single-Family 70' | 1            | \$723                  | \$723                              | \$769                                |
|                   | 329          | \$137,458              |                                    |                                      |

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

| <b>Date</b> | <b>Balance</b> | <b>Principal</b> | <b>Interest</b> | <b>Annual</b> |
|-------------|----------------|------------------|-----------------|---------------|
| 11/1/19     | \$ 2,130,000   | \$ -             | \$ 50,593       | \$ 137,008    |
| 5/1/20      | \$ 2,130,000   | \$ 35,000        | \$ 50,593       | \$ -          |
| 11/1/20     | \$ 2,095,000   | \$ -             | \$ 49,770       | \$ 135,363    |
| 5/1/21      | \$ 2,095,000   | \$ 35,000        | \$ 49,770       | \$ -          |
| 11/1/21     | \$ 2,060,000   | \$ -             | \$ 48,948       | \$ 133,718    |
| 5/1/22      | \$ 2,060,000   | \$ 40,000        | \$ 48,948       | \$ -          |
| 11/1/22     | \$ 2,020,000   | \$ -             | \$ 48,008       | \$ 136,955    |
| 5/1/23      | \$ 2,020,000   | \$ 40,000        | \$ 48,008       | \$ -          |
| 11/1/23     | \$ 1,980,000   | \$ -             | \$ 47,068       | \$ 135,075    |
| 5/1/24      | \$ 1,980,000   | \$ 45,000        | \$ 47,068       | \$ -          |
| 11/1/24     | \$ 1,935,000   | \$ -             | \$ 46,010       | \$ 138,078    |
| 5/1/25      | \$ 1,935,000   | \$ 45,000        | \$ 46,010       | \$ -          |
| 11/1/25     | \$ 1,890,000   | \$ -             | \$ 44,953       | \$ 135,963    |
| 5/1/26      | \$ 1,890,000   | \$ 45,000        | \$ 44,953       | \$ -          |
| 11/1/26     | \$ 1,845,000   | \$ -             | \$ 43,895       | \$ 133,848    |
| 5/1/27      | \$ 1,845,000   | \$ 50,000        | \$ 43,895       | \$ -          |
| 11/1/27     | \$ 1,795,000   | \$ -             | \$ 42,720       | \$ 136,615    |
| 5/1/28      | \$ 1,795,000   | \$ 50,000        | \$ 42,720       | \$ -          |
| 11/1/28     | \$ 1,745,000   | \$ -             | \$ 41,545       | \$ 134,265    |
| 5/1/29      | \$ 1,745,000   | \$ 55,000        | \$ 41,545       | \$ -          |
| 11/1/29     | \$ 1,690,000   | \$ -             | \$ 40,253       | \$ 136,798    |
| 5/1/30      | \$ 1,690,000   | \$ 55,000        | \$ 40,253       | \$ -          |
| 11/1/30     | \$ 1,635,000   | \$ -             | \$ 38,960       | \$ 134,213    |
| 5/1/31      | \$ 1,635,000   | \$ 60,000        | \$ 38,960       | \$ -          |
| 11/1/31     | \$ 1,575,000   | \$ -             | \$ 37,550       | \$ 136,510    |
| 5/1/32      | \$ 1,575,000   | \$ 60,000        | \$ 37,550       | \$ -          |
| 11/1/32     | \$ 1,515,000   | \$ -             | \$ 36,140       | \$ 133,690    |
| 5/1/33      | \$ 1,515,000   | \$ 65,000        | \$ 36,140       | \$ -          |
| 11/1/33     | \$ 1,450,000   | \$ -             | \$ 34,613       | \$ 135,753    |
| 5/1/34      | \$ 1,450,000   | \$ 70,000        | \$ 34,613       | \$ -          |
| 11/1/34     | \$ 1,380,000   | \$ -             | \$ 32,968       | \$ 137,580    |
| 5/1/35      | \$ 1,380,000   | \$ 70,000        | \$ 32,968       | \$ -          |
| 11/1/35     | \$ 1,310,000   | \$ -             | \$ 31,323       | \$ 134,290    |
| 5/1/36      | \$ 1,310,000   | \$ 75,000        | \$ 31,323       | \$ -          |
| 11/1/36     | \$ 1,235,000   | \$ -             | \$ 29,560       | \$ 135,883    |
| 5/1/37      | \$ 1,235,000   | \$ 80,000        | \$ 29,560       | \$ -          |
| 11/1/37     | \$ 1,155,000   | \$ -             | \$ 27,680       | \$ 137,240    |

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

| <b>Date</b>   | <b>Balance</b> | <b>Principal</b>    | <b>Interest</b>     | <b>Annual</b>       |
|---------------|----------------|---------------------|---------------------|---------------------|
| 5/1/38        | \$ 1,155,000   | \$ 80,000           | \$ 27,680           | \$ -                |
| 11/1/38       | \$ 1,075,000   | \$ -                | \$ 25,800           | \$ 133,480          |
| 5/1/39        | \$ 1,075,000   | \$ 85,000           | \$ 25,800           | \$ -                |
| 11/1/39       | \$ 990,000     | \$ -                | \$ 23,760           | \$ 134,560          |
| 5/1/40        | \$ 990,000     | \$ 90,000           | \$ 23,760           | \$ -                |
| 11/1/40       | \$ 900,000     | \$ -                | \$ 21,600           | \$ 135,360          |
| 5/1/41        | \$ 900,000     | \$ 95,000           | \$ 21,600           | \$ -                |
| 11/1/41       | \$ 805,000     | \$ -                | \$ 19,320           | \$ 135,920          |
| 5/1/42        | \$ 805,000     | \$ 100,000          | \$ 19,320           | \$ -                |
| 11/1/42       | \$ 705,000     | \$ -                | \$ 16,920           | \$ 136,240          |
| 5/1/43        | \$ 705,000     | \$ 105,000          | \$ 16,920           | \$ -                |
| 11/1/43       | \$ 600,000     | \$ -                | \$ 14,400           | \$ 136,320          |
| 5/1/44        | \$ 600,000     | \$ 110,000          | \$ 14,400           | \$ -                |
| 11/1/44       | \$ 490,000     | \$ -                | \$ 11,760           | \$ 136,160          |
| 5/1/45        | \$ 490,000     | \$ 115,000          | \$ 11,760           | \$ -                |
| 11/1/45       | \$ 375,000     | \$ -                | \$ 9,000            | \$ 135,760          |
| 5/1/46        | \$ 375,000     | \$ 120,000          | \$ 9,000            | \$ -                |
| 11/1/46       | \$ 255,000     | \$ -                | \$ 6,120            | \$ 135,120          |
| 5/1/47        | \$ 255,000     | \$ 125,000          | \$ 6,120            | \$ -                |
| 11/1/47       | \$ 130,000     | \$ -                | \$ 3,120            | \$ 134,240          |
| 5/1/48        | \$ 130,000     | \$ 130,000          | \$ 3,120            | \$ -                |
| 11/1/48       | \$ -           | \$ -                | \$ -                | \$ 133,120          |
| <b>Totals</b> |                | <b>\$ 2,165,000</b> | <b>\$ 1,951,535</b> | <b>\$ 4,140,243</b> |

## SECTION VI



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

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: December 3, 2018

Tohoqua CDD  
Name c/o GMS  
Address 135 W. Central Blvd., Suite 320  
City Orlando, FL 32801  
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Signee hereafter called "Customer".

*The parties hereto agree as follows*

A. AAM agrees to provide aquatic management services for a period of 12 months

Four (4) Ponds Associated Tohoqua CDD  
Kissimmee, FL

|         |          |         |
|---------|----------|---------|
| Tract D | \$90.00  | Monthly |
| Tract C | \$600.00 | Monthly |
| Tract E | \$325.00 | Monthly |

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

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

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

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

The terms of this agreement shall be: 12/01/2018 thru 11/30/2019.

Agreement will automatically renew as per Term & Condition 14.

|                   |             |                             |
|-------------------|-------------|-----------------------------|
| Start-up Charge   | NA          | Due at the start of work    |
| Maintenance Fee   | \$1,015.00  | Due monthly as billed x 12. |
| Total Annual Cost | \$12,180.00 |                             |

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

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before December 15, 2018

F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP Date: 12/3/2018

Accepted

Date:

AAM

Customer

## **Terms and Conditions**

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



# SECTION VII

# SECTION C

# SECTION 1

# Tohoqua

## Community Development District

### Summary of Checks

October 1, 2018 to April 23, 2019

| Bank         | Date     | Check No.'s |    | Amount     |
|--------------|----------|-------------|----|------------|
| General Fund | 10/23/18 | 22-23       | \$ | 5,863.75   |
|              | 11/15/18 | 24-28       | \$ | 13,241.25  |
|              | 12/13/18 | 29-33       | \$ | 20,694.30  |
|              | 1/13/19  | 34-39       | \$ | 43,203.68  |
|              | 1/25/19  | 40          | \$ | 75,088.15  |
|              | 1/31/19  | 41          | \$ | 296.70     |
|              | 2/8/19   | 42-44       | \$ | 15,027.06  |
|              | 2/25/19  | 45          | \$ | 62,492.04  |
|              | 3/6/19   | 46          | \$ | 5,189.10   |
|              | 3/22/19  | 47-49       | \$ | 10,222.96  |
|              | 4/5/19   | 50-51       | \$ | 9,835.00   |
|              | 4/15/19  | 52          | \$ | 5,211.46   |
|              | 4/23/19  | 53-55       | \$ | 5,149.31   |
|              |          |             | \$ | 271,514.76 |
|              |          |             | \$ | 271,514.76 |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS               | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|---|------------------------|------------------------------------|--------|----------|----------------------------|
| 10/23/18      | 00001 | 8/27/18                           | 7509                                    | 201810 310-51300-45000 | INSURANCE POLICY FY19              | *      | 5,000.00 |                            |
|               |       |                                   |   |                        | EGIS INSURANCE ADVISORS, LLC       |        |          | 5,000.00 000022            |
| 10/23/18      | 00003 | 9/30/18                           | 15040160                                | 201809 310-51300-48000 | NOT. OF AUDIT                      | *      | 226.25   |                            |
|               |       | 9/30/18                           | 15040160                                | 201809 310-51300-48000 | NOT OF MEETING 9/13/18             | *      | 203.75   |                            |
|               |       | 9/30/18                           | 15040160                                | 201809 310-51300-48000 | NOT OF MEETING DATES               | *      | 267.50   |                            |
|               |       | 9/30/18                           | 15040160                                | 201809 310-51300-48000 | NOT OF MEETING 10/3/18             | *      | 166.25   |                            |
|               |       |                                   |   |                        | ORLANDO SENTINEL MEDIA GROUP       |        |          | 863.75 000023              |
| 11/15/18      | 00005 | 10/01/18                          | 72955                                   | 201810 310-51300-54000 | SPECIAL DISTRICT FEE FY19          | *      | 175.00   |                            |
|               |       |                                   |   |                        | DEPARTMENT OF ECONOMIC OPPORTUNITY |        |          | 175.00 000024              |
| 11/15/18      | 99999 | 11/15/18                          | VOID                                    | 201811 000-00000-00000 | VOID CHECK                         | C      | .00      |                            |
|               |       |                                   |   |                        | *****INVALID VENDOR NUMBER*****    |        |          | .00 000025                 |
| 11/15/18      | 00002 | 7/02/18                           | 11                                      | 201807 310-51300-34000 | MANAGEMENT FEES-JUL18              | *      | 2,916.66 |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-35100 | INFORMATION TECH-JUL18             | *      | 100.00   |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-31300 | DISSEMINATION AGENT-JUL18          | *      | 416.66   |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-51000 | OFFICE SUPPLIES                    | *      | 20.63    |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-42000 | POSTAGE                            | *      | 24.16    |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-42500 | COPIES                             | *      | 55.05    |                            |
|               |       | 7/02/18                           | 11                                      | 201807 310-51300-49000 | TAX ROLL                           | *      | 2.08     |                            |
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-34000 | MANAGEMENT FEES-AUG18              | *      | 2,916.66 |                            |
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-35100 | INFORMATION TECH-AUG18             | *      | 100.00   |                            |
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-31300 | DISSEMINATION AGENT-AUG18          | *      | 416.66   |                            |
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-51000 | OFFICE SUPPLIES                    | *      | .06      |                            |
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-42000 | POSTAGE                            | *      | .94      |                            |

TQUA TOHOQUA CDD KCOSTA

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS                            | VENDOR NAME | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|---|-------------------------------------|-------------|--------|-----------|-----------------------------|
|               |       | 8/01/18                           | 12                                      | 201808 310-51300-41000              |             | *      | 6.43      |                             |
|               |       |                                   |   | TELEPHONE                           |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-34000              |             | *      | 2,916.66  |                             |
|               |       |                                   |   | MANAGEMENT FEES SEP18               |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-35100              |             | *      | 100.00    |                             |
|               |       |                                   |   | INFORMATION TECH SEP 18             |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-31300              |             | *      | 416.66    |                             |
|               |       |                                   |   | DISSEMINATION SEP 18                |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-51000              |             | *      | .09       |                             |
|               |       |                                   |   | OFFICE SUPPLIES                     |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-42000              |             | *      | 1.50      |                             |
|               |       |                                   |   | POSTAGE                             |             |        |           |                             |
|               |       | 9/04/18                           | 13                                      | 201809 310-51300-42500              |             | *      | 51.15     |                             |
|               |       |                                   |   | COPIES                              |             |        |           |                             |
|               |       |                                   |   | GOVERNMENTAL MANAGEMENT SERVICES    |             |        |           | 10,462.05 000026            |
| 11/15/18      | 00004 | 7/23/18                           | 81877                                   | 201806 310-51300-31500              |             | *      | 1,346.15  |                             |
|               |       |                                   |   | CONVEYANCE/CDD MEETING              |             |        |           |                             |
|               |       | 8/15/18                           | 82118                                   | 201807 310-51300-31500              |             | *      | 1,113.45  |                             |
|               |       |                                   |   | PLAT/TITLE/LIFT STATION             |             |        |           |                             |
|               |       |                                   |   | LATHAM, SHUKER, EDEN & BEAUDINE,LLP |             |        |           | 2,459.60 000027             |
| 11/15/18      | 00006 | 7/31/18                           | 17-188(8                                | 201806 310-51300-31100              |             | *      | 144.60    |                             |
|               |       |                                   |   | PREP/ATTEND MEETING                 |             |        |           |                             |
|               |       |                                   |   | POULOS & BENNETT, LLC               |             |        |           | 144.60 000028               |
| 12/13/18      | 00008 | 10/31/18                          | 1127                                    | 201810 320-53800-46200              |             | *      | 5,410.00  |                             |
|               |       |                                   |   | PH1 LANDSCAPE MAINT OCT18           |             |        |           |                             |
|               |       | 10/31/18                          | 1128                                    | 201810 320-53800-46200              |             | *      | 3,410.00  |                             |
|               |       |                                   |   | CPP LANDSCAPE MAINT OCT18           |             |        |           |                             |
|               |       | 10/31/18                          | 1127                                    | 201810 320-53800-46200              |             | V      | 5,410.00- |                             |
|               |       |                                   |   | PH1 LANDSCAPE MAINT OCT18           |             |        |           |                             |
|               |       | 10/31/18                          | 1128                                    | 201810 320-53800-46200              |             | V      | 3,410.00- |                             |
|               |       |                                   |   | CPP LANDSCAPE MAINT OCT18           |             |        |           |                             |
|               |       |                                   |   | EARTH TEC                           |             |        |           | .00 000029                  |
| 12/13/18      | 99999 | 12/13/18                          | VOID                                    | 201812 000-00000-00000              |             | C      | .00       |                             |
|               |       |                                   |   | VOID CHECK                          |             |        |           |                             |
|               |       |                                   |   | *****INVALID VENDOR NUMBER*****     |             |        |           | .00 000030                  |
| 12/13/18      | 00002 | 9/21/18                           | 14                                      | 201810 310-51300-31700              |             | *      | 2,500.00  |                             |
|               |       |                                   |   | ASSESMENT ROLL CERT FY 19           |             |        |           |                             |
|               |       | 10/01/18                          | 15                                      | 201810 310-51300-34000              |             | *      | 3,004.17  |                             |
|               |       |                                   |   | MANAGEMENT FEES OCT 18              |             |        |           |                             |
|               |       | 10/01/18                          | 15                                      | 201810 310-51300-35100              |             | *      | 100.00    |                             |
|               |       |                                   |   | INFORMATION TECH OCT 18             |             |        |           |                             |

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| CHECK<br>DATE                    | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME             | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|----------------------------------|-------|-----------------------------------|--|-------------------------|--------|-----------|---------------------------|
|                                  |       | 10/01/18 15                       | 201810 310-51300-31300                           | DISSEMINATION OCT 18    | *      | 416.67    |                           |
|                                  |       | 10/01/18 15                       | 201810 310-51300-51000                           | OFFICE SUPPLIES         | *      | 20.18     |                           |
|                                  |       | 10/01/18 15                       | 201810 310-51300-42000                           | POSTAGE                 | *      | 3.00      |                           |
|                                  |       | 10/01/18 15                       | 201810 310-51300-42500                           | COPIES                  | *      | 22.80     |                           |
|                                  |       | 10/01/18 16                       | 201810 320-53800-12000                           | FIELD MANAGEMENT OCT 18 | *      | 1,666.67  |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-34000                           | MANAGEMENT FEES NOV18   | *      | 3,004.17  |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-35100                           | INFO TECH NOV18         | *      | 100.00    |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-31300                           | DISSEMINATION NOV18     | *      | 416.67    |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-51000                           | OFFICE SUPPLIES         | *      | 20.09     |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-42000                           | POSTAGE                 | *      | 1.59      |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-42500                           | COPIES                  | *      | 25.35     |                           |
|                                  |       | 11/01/18 17                       | 201811 310-51300-41000                           | TELEPHONE               | *      | 19.04     |                           |
|                                  |       | 11/01/18 18                       | 201811 320-53800-12000                           | FIELD MANAGEMENT NOV18  | *      | 1,666.67  |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-34000                           | MANAGEMENT FEES DEC18   | *      | 3,004.17  |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-35100                           | INFO TECH DEC18         | *      | 100.00    |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-31300                           | DISSEMINATION DEC18     | *      | 416.67    |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-51000                           | OFFICE SUPPLIES         | *      | 20.42     |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-42000                           | POSTAGE                 | *      | 11.19     |                           |
|                                  |       | 12/01/18 19                       | 201812 310-51300-42500                           | COPIES                  | *      | 53.25     |                           |
|                                  |       | 12/01/18 20                       | 201812 320-53800-12000                           | FIELD MANAGEMENT DEC18  | *      | 1,666.67  |                           |
| GOVERNMENTAL MANAGEMENT SERVICES |       |                                   |  |                         |        | 18,259.44 | 000031                    |
| 12/13/18                         | 00004 | 9/24/18 82660                     | 201808 310-51300-31500                           | DEVELOPER-CONVEYANCES   | *      | 169.65    |                           |
|                                  |       | 10/17/18 82985                    | 201809 310-51300-31500                           | PREP/REVIEW/ATTEND MTG  | *      | 1,245.50  |                           |

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| CHECK<br>DATE  | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|----------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|----------------------------|
|                |       | 11/16/18 83261                    | 201810 310-51300-31500                           |                                     | *      | 734.71   |                            |
|                |       |                                   | PREP/REVIEW/ATTEND MTG                           |                                     |        |          |                            |
|                |       |                                   |  | LATHAM, SHUKER, EDEN & BEAUDINE,LLP |        |          | 2,149.86 000032            |
| 12/13/18 00006 |       | 9/28/18 17-188(9                  | 201808 310-51300-31100                           |                                     | *      | 95.00    |                            |
|                |       |                                   | ENGINEER SERVICES AUG18                          |                                     |        |          |                            |
|                |       | 10/31/18 17-188(1                 | 201809 310-51300-31100                           |                                     | *      | 95.00    |                            |
|                |       |                                   | ENGINEER SERVICES SEP18                          |                                     |        |          |                            |
|                |       | 11/30/18 17-188(1                 | 201810 310-51300-31100                           |                                     | *      | 95.00    |                            |
|                |       |                                   | ENGINEER SERVICES OCT18                          |                                     |        |          |                            |
|                |       |                                   |  | POULOS & BENNETT, LLC               |        |          | 285.00 000033              |
| 1/13/19 00009  |       | 12/31/18 174511                   | 201812 320-53800-46300                           |                                     | *      | 1,015.00 |                            |
|                |       |                                   | 3 PONDS MAINT DEC18                              |                                     |        |          |                            |
|                |       |                                   |  | APPLIED AQUATIC MANAGEMENT, INC.    |        |          | 1,015.00 000034            |
| 1/13/19 00008  |       | 11/30/18 1137                     | 201811 320-53800-46200                           |                                     | *      | 5,410.00 |                            |
|                |       |                                   | PH1 LANDSCAPE MAINT-NOV18                        |                                     |        |          |                            |
|                |       | 11/30/18 1138                     | 201811 320-53800-46200                           |                                     | *      | 3,410.00 |                            |
|                |       |                                   | CPP LANDSCAPE MAINT-NOV18                        |                                     |        |          |                            |
|                |       | 12/31/18 1158                     | 201812 320-53800-46200                           |                                     | *      | 5,410.00 |                            |
|                |       |                                   | PH1 LANDSCAPE MAINT-DEC18                        |                                     |        |          |                            |
|                |       | 12/31/18 1159                     | 201812 320-53800-46200                           |                                     | *      | 3,410.00 |                            |
|                |       |                                   | CPP LANDSCAPE MAINT-DEC18                        |                                     |        |          |                            |
|                |       | 1/08/19 1199                      | 201901 320-53800-46200                           |                                     | *      | 5,410.00 |                            |
|                |       |                                   | PH1 LANDSCAPE MAINT-JAN19                        |                                     |        |          |                            |
|                |       | 1/08/19 1200                      | 201901 320-53800-46200                           |                                     | *      | 3,410.00 |                            |
|                |       |                                   | CPP LANDSCAPE MAINT-JAN19                        |                                     |        |          |                            |
|                |       |                                   |  | EARTH TEC                           |        |          | 26,460.00 000035           |
| 1/13/19 00002  |       | 1/01/19 21                        | 201901 310-51300-34000                           |                                     | *      | 3,004.17 |                            |
|                |       |                                   | MANAGEMENT FEES JAN19                            |                                     |        |          |                            |
|                |       | 1/01/19 21                        | 201901 310-51300-35100                           |                                     | *      | 100.00   |                            |
|                |       |                                   | INFO TECH JAN19                                  |                                     |        |          |                            |
|                |       | 1/01/19 21                        | 201901 310-51300-31300                           |                                     | *      | 416.67   |                            |
|                |       |                                   | DISSEMINATION JAN19                              |                                     |        |          |                            |
|                |       | 1/01/19 21                        | 201901 310-51300-51000                           |                                     | *      | .09      |                            |
|                |       |                                   | OFFICE SUPPLIES                                  |                                     |        |          |                            |
|                |       | 1/01/19 21                        | 201901 310-51300-42000                           |                                     | *      | 1.41     |                            |
|                |       |                                   | POSTAGE  |                                     |        |          |                            |
|                |       | 1/01/19 21                        | 201901 310-51300-42500                           |                                     | *      | 1.05     |                            |
|                |       |                                   | COPIES   |                                     |        |          |                            |
|                |       | 1/01/19 22                        | 201901 320-53800-12000                           |                                     | *      | 1,666.67 |                            |
|                |       |                                   | FIELD MANAGEMENT JAN19                           |                                     |        |          |                            |
|                |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |          | 5,190.06 000036            |

TQUA TOHOQUA CDD KCOSTA



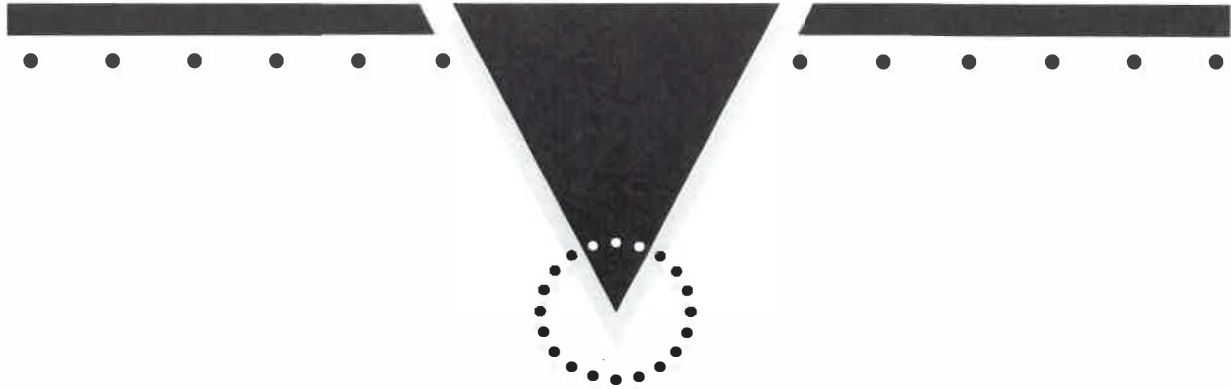
| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|----------------------------|
| 1/13/19       | 00004 | 12/14/18 83596                    | 201811 310-51300-31500                           | PREP/REV/CALL/WORK                  | *      | 1,623.62  |                            |
|               |       |                                   |  | LATHAM, SHUKER, EDEN & BEAUDINE,LLP |        |           | 1,623.62 000037            |
| 1/13/19       | 00006 | 12/31/18 17-188(1                 | 201811 310-51300-31100                           | ENGINEER SERVICES NOV18             | *      | 95.00     |                            |
|               |       |                                   |  | POULOS & BENNETT, LLC               |        |           | 95.00 000038               |
| 1/13/19       | 00008 | 10/31/18 1127                     | 201810 320-53800-46200                           | PH1 LANDSCAPE MAINT-OCT18           | *      | 5,410.00  |                            |
|               |       | 10/31/18 1128                     | 201810 320-53800-46200                           | CPP LANDSCAPE MAINT-OCT18           | *      | 3,410.00  |                            |
|               |       |                                   |  | EARTH TEC                           |        |           | 8,820.00 000039            |
| 1/25/19       | 00010 | 1/25/19 01252019                  | 201901 300-20700-10000                           | FY19 DIRECT ASSESSMENTS             | *      | 75,088.15 |                            |
|               |       |                                   |  | TOHOQUA CDD C/O USBANK              |        |           | 75,088.15 000040           |
| 1/31/19       | 00011 | 1/09/19 2018305                   | 201901 310-51300-31700                           | ADMIN/ANNUAL/SET UP FEE             | *      | 296.70    |                            |
|               |       |                                   |  | OSCEOLA COUNTY PROPERTY APPRAISER   |        |           | 296.70 000041              |
| 2/08/19       | 00009 | 1/31/19 175146                    | 201901 320-53800-46300                           | 3 POINTS MAINT JAN19                | *      | 1,015.00  |                            |
|               |       |                                   |  | APPLIED AQUATIC MANAGEMENT, INC.    |        |           | 1,015.00 000042            |
| 2/08/19       | 00008 | 2/01/19 1209                      | 201902 320-53800-46200                           | PH1 LANDSCAPE MAINT FEB19           | *      | 5,410.00  |                            |
|               |       | 2/01/19 1210                      | 201902 320-53800-46200                           | CPP LANDSCAPE MAINT FEB19           | *      | 3,410.00  |                            |
|               |       |                                   |  | EARTH TEC                           |        |           | 8,820.00 000043            |
| 2/08/19       | 00002 | 2/01/19 23                        | 201902 310-51300-34000                           | MANAGEMENT FEES FEB19               | *      | 3,004.17  |                            |
|               |       | 2/01/19 23                        | 201902 310-51300-35100                           | INFO TECH FEB19                     | *      | 100.00    |                            |
|               |       | 2/01/19 23                        | 201902 310-51300-31300                           | DISSEMINATION FEB19                 | *      | 416.67    |                            |
|               |       | 2/01/19 23                        | 201902 310-51300-51000                           | OFFICE SUPPLIES                     | *      | .21       |                            |
|               |       | 2/01/19 23                        | 201902 310-51300-42000                           | POSTAGE                             | *      | 3.29      |                            |
|               |       | 2/01/19 23                        | 201902 310-51300-42500                           | COPIES                              | *      | 1.05      |                            |
|               |       | 2/01/19 24                        | 201902 320-53800-12000                           | FIELD MANAGEMENT FEB19              | *      | 1,666.67  |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 5,192.06 000044            |
|               |       |                                   |  | TQUA TOHOQUA CDD KCOSTA             |        |           |                            |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS            | VENDOR NAME                      | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|---|----------------------------------|--------|-----------|----------------------------|
| 2/25/19       | 00010 | 2/25/19                           | 02252019 201902 300-20700-10000<br>FY19 DEBT SERVICE ASSESS |                                  | *      | 62,492.04 |                            |
|               |       |                                   |   | TOHOQUA CDD C/O USBANK           |        |           | 62,492.04 000045           |
| 3/06/19       | 00002 | 3/01/19                           | 25 201903 310-51300-34000<br>MANAGEMENT FEES-MAR19          |                                  | *      | 3,004.17  |                            |
|               |       | 3/01/19                           | 25 201903 310-51300-35100<br>INFO TECH-MAR19                |                                  | *      | 100.00    |                            |
|               |       | 3/01/19                           | 25 201903 310-51300-31300<br>DISSEMINATION-MAR19            |                                  | *      | 416.67    |                            |
|               |       | 3/01/19                           | 25 201903 310-51300-51000<br>OFFICE SUPPLIES                |                                  | *      | .09       |                            |
|               |       | 3/01/19                           | 25 201903 310-51300-42000<br>POSTAGE                        |                                  | *      | 1.50      |                            |
|               |       | 3/01/19                           | 26 201903 320-53800-12000<br>FIELD MANAGEMENT-MAR19         |                                  | *      | 1,666.67  |                            |
|               |       |                                   |   | GOVERNMENTAL MANAGEMENT SERVICES |        |           | 5,189.10 000046            |
| 3/22/19       | 00009 | 2/28/19                           | 175756 201902 320-53800-46300<br>3 PONDS MAINT FEB19        |                                  | *      | 1,015.00  |                            |
|               |       |                                   |   | APPLIED AQUATIC MANAGEMENT, INC. |        |           | 1,015.00 000047            |
| 3/22/19       | 00008 | 3/01/19                           | 1238 201903 320-53800-46200<br>PH1 LANDSCAPE MAINT MAR19    |                                  | *      | 5,410.00  |                            |
|               |       | 3/01/19                           | 1239 201903 320-53800-46200<br>CPP LANDSCAPE MAINT MAR19    |                                  | *      | 3,410.00  |                            |
|               |       |                                   |   | EARTH TEC                        |        |           | 8,820.00 000048            |
| 3/22/19       | 00012 | 3/13/19                           | 54105FEB 201902 320-53800-43200<br>1700 TOHOQUA BLVD        |                                  | *      | 67.16     |                            |
|               |       | 3/13/19                           | 54143FEB 201902 320-53800-43200<br>1600 BREEZEWOOD          |                                  | *      | 117.99    |                            |
|               |       | 3/13/19                           | 54144FEB 201902 320-53800-43200<br>1800 CROSS PRAIRE        |                                  | *      | 202.81    |                            |
|               |       |                                   |   | ST. CLOUD UTILITIES              |        |           | 387.96 000049              |
| 4/05/19       | 00009 | 3/31/19                           | 176401 201903 320-53800-46300<br>3 PONDS MAINT MAR19        |                                  | *      | 1,015.00  |                            |
|               |       |                                   |   | APPLIED AQUATIC MANAGEMENT, INC. |        |           | 1,015.00 000050            |
| 4/05/19       | 00008 | 4/01/19                           | 1262 201904 320-53800-46200<br>PH1 LANDSCAPE MAINT APR19    |                                  | *      | 5,410.00  |                            |
|               |       | 4/01/19                           | 1263 201904 320-53800-46200<br>CPP LANDSCAPE MAINT APR19    |                                  | *      | 3,410.00  |                            |
|               |       |                                   |   | EARTH TEC                        |        |           | 8,820.00 000051            |
|               |       |                                   |   | TQUA TOHOQUA CDD KCOSTA          |        |           |                            |

| CHECK<br>DATE                    | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME              | STATUS | AMOUNT     | ....CHECK....<br>AMOUNT # |
|----------------------------------|-------|-----------------------------------|--|--------------------------|--------|------------|---------------------------|
| 4/15/19                          | 00002 | 4/01/19 27                        | 201904 310-51300-34000                           | MANAGEMENT FEES-APR19    | *      | 3,004.17   |                           |
|                                  |       | 4/01/19 27                        | 201904 310-51300-35100                           | INFORMATION TECH-APR19   | *      | 100.00     |                           |
|                                  |       | 4/01/19 27                        | 201904 310-51300-31300                           | DISSEMINATION-APR19      | *      | 416.67     |                           |
|                                  |       | 4/01/19 27                        | 201904 310-51300-51000                           | OFFICE SUPPLIES          | *      | .09        |                           |
|                                  |       | 4/01/19 27                        | 201904 310-51300-42000                           | POSTAGE                  | *      | 18.61      |                           |
|                                  |       | 4/01/19 27                        | 201904 310-51300-42500                           | COPIES                   | *      | 5.25       |                           |
|                                  |       | 4/01/19 28                        | 201904 320-53800-12000                           | FIELD MANAGEMENT-APR19   | *      | 1,666.67   |                           |
| GOVERNMENTAL MANAGEMENT SERVICES |       |                                   |  |                          |        |            | 5,211.46 000052           |
| 4/23/19                          | 00014 | 4/11/19 00235764                  | 201903 320-53800-43100                           | 1700 TOHOQUA BLVD V/L    | *      | 465.41     |                           |
|                                  |       | 4/11/19 00235764                  | 201903 320-53800-43000                           | 16501 TOHOQUA BLVD SIGN  | *      | 30.58      |                           |
| KISSIMMEE UTILITY AUTHORITY      |       |                                   |  |                          |        |            | 495.99 000053             |
| 4/23/19                          | 00012 | 4/10/19 54105MAR                  | 201903 320-53800-43200                           | 1700 BLOCK ODD TQA BLVD  | *      | 262.77     |                           |
|                                  |       | 4/10/19 54143MAR                  | 201903 320-53800-43200                           | 1600 BLK EVEN BREEZEWOOD | *      | 165.40     |                           |
|                                  |       | 4/10/19 54144MAR                  | 201903 320-53800-43200                           | 1800 BLK E CROSS PRAIRIE | *      | 507.77     |                           |
| ST. CLOUD UTILITIES              |       |                                   |  |                          |        |            | 935.94 000054             |
| 4/23/19                          | 00013 | 3/25/19 5312703                   | 201903 310-51300-32300                           | TRUSTEE FEES-SER18-FY19  | *      | 2,168.47   |                           |
|                                  |       | 3/25/19 5312703                   | 201903 300-15500-10000                           | TRUSTEE FEES-SER18-FY20  | *      | 1,548.91   |                           |
| US BANK                          |       |                                   |  |                          |        |            | 3,717.38 000055           |
| TOTAL FOR BANK A                 |       |                                   |  |                          |        | 271,514.76 |                           |
| TOTAL FOR REGISTER               |       |                                   |  |                          |        | 271,514.76 |                           |

TQUA TOHOQUA CDD KCOSTA

## SECTION 2



**TOHOQUA**  
**Community Development District**

**Unaudited Financial Reporting**

**March 31, 2019**



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**Tohoqua**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**March 31, 2019**

|  | <u>General<br/>Fund</u> | <u>Debt Service<br/>Fund</u> | <u>Capital Projects<br/>Fund</u> | <u>Totals</u>           |
|--|-------------------------|------------------------------|----------------------------------|-------------------------|
| <b><u>ASSETS:</u></b>                      |                         |                              |                                  |                         |
| CASH                                       | \$118,410               | ---                          | ---                              | \$118,410               |
| <b><u>INVESTMENTS</u></b>                  |                         |                              |                                  |                         |
| SERIES 2018                                |                         |                              |                                  |                         |
| RESERVE                                    | ---                     | \$69,039                     | ---                              | \$69,039                |
| REVENUE                                    | ---                     | \$137,667                    | ---                              | \$137,667               |
| CAPITAL INTEREST                           | ---                     | \$2                          | ---                              | \$2                     |
| CONSTRUCTION                               | ---                     | ---                          | \$13,353                         | \$13,353                |
| PREPAID EXPENSES                           | \$1,549                 | ---                          | ---                              | \$1,549                 |
| <b>TOTAL ASSETS</b>                        | <u><u>\$119,959</u></u> | <u><u>\$206,708</u></u>      | <u><u>\$13,353</u></u>           | <u><u>\$340,020</u></u> |
| <b><u>LIABILITIES:</u></b>                 |                         |                              |                                  |                         |
| ACCOUNTS PAYABLE                           | \$6,164                 | ---                          | ---                              | \$6,164                 |
| <b><u>FUND EQUITY:</u></b>                 |                         |                              |                                  |                         |
| FUND BALANCES:                             |                         |                              |                                  |                         |
| RESTRICTED FOR DEBT SERVICE                | ---                     | \$206,708                    | ---                              | \$206,708               |
| RESTRICTED FOR CAPITAL PROJECTS            | ---                     | ---                          | \$13,353                         | \$13,353                |
| UNASSIGNED                                 | \$113,795               | ---                          | ---                              | \$113,795               |
| <b>TOTAL LIABILITIES &amp; FUND EQUITY</b> | <u><u>\$119,959</u></u> | <u><u>\$206,708</u></u>      | <u><u>\$13,353</u></u>           | <u><u>\$340,020</u></u> |

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

|  | AMENDED<br>BUDGET | PRORATED BUDGET<br>THRU 03/31/19 | ACTUAL<br>THRU 03/31/19 | VARIANCE           |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| <b><u>REVENUES:</u></b>                    |                   |                                  |                         |                    |
| DEVELOPER CONTRIBUTIONS                    | \$686,237         | \$343,119                        | \$5,000                 | (\$338,119)        |
| ASSESSMENTS - TAX COLLECTOR                | \$72,546          | \$72,546                         | \$72,573                | \$27               |
| ASSESSMENTS - DIRECT (PLATTED)             | \$87,298          | \$65,474                         | \$87,298                | \$21,825           |
| ASSESSMENTS - DIRECT (UNPLATTED)           | \$106,132         | \$79,599                         | \$53,066                | (\$26,533)         |
| <b>TOTAL REVENUES</b>                      | <b>\$952,213</b>  | <b>\$560,737</b>                 | <b>\$217,937</b>        | <b>(\$342,800)</b> |
| <b><u>EXPENDITURES:</u></b>                |                   |                                  |                         |                    |
| <b><u>ADMINISTRATIVE:</u></b>              |                   |                                  |                         |                    |
| SUPERVISOR FEES                            | \$9,600           | \$4,800                          | \$600                   | \$4,200            |
| FICA EXPENSE                               | \$734             | \$367                            | \$46                    | \$321              |
| ENGINEERING                                | \$12,000          | \$6,000                          | \$190                   | \$5,810            |
| ATTORNEY                                   | \$25,000          | \$12,500                         | \$2,358                 | \$10,142           |
| ANNUAL AUDIT                               | \$2,500           | \$0                              | \$0                     | \$0                |
| ASSESSMENT ADMINISTRATION                  | \$5,000           | \$5,000                          | \$2,500                 | \$2,500            |
| ARBITRAGE                                  | \$600             | \$300                            | \$0                     | \$300              |
| DISSEMINATION AGENT                        | \$5,000           | \$2,500                          | \$2,500                 | (\$0)              |
| TRUSTEE FEES                               | \$3,717           | \$1,859                          | \$2,168                 | (\$310)            |
| MANAGEMENT FEES                            | \$36,050          | \$18,025                         | \$18,025                | (\$0)              |
| INFORMATION TECHNOLOGY                     | \$1,200           | \$600                            | \$600                   | \$0                |
| TELEPHONE                                  | \$300             | \$150                            | \$19                    | \$131              |
| POSTAGE                                    | \$1,000           | \$500                            | \$22                    | \$478              |
| INSURANCE                                  | \$5,500           | \$5,500                          | \$5,000                 | \$500              |
| PRINTING & BINDING                         | \$1,000           | \$500                            | \$104                   | \$397              |
| LEGAL ADVERTISING                          | \$5,000           | \$2,500                          | \$0                     | \$2,500            |
| OTHER CURRENT CHARGES                      | \$1,000           | \$500                            | \$352                   | \$148              |
| OFFICE SUPPLIES                            | \$625             | \$313                            | \$61                    | \$251              |
| DUES, LICENSE & SUBSCRIPTIONS              | \$175             | \$175                            | \$175                   | \$0                |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>   | <b>\$116,001</b>  | <b>\$62,088</b>                  | <b>\$34,720</b>         | <b>\$27,368</b>    |
| <b><u>OPERATIONS &amp; MAINTENANCE</u></b> |                   |                                  |                         |                    |
| <b>CONTRACT SERVICES</b>                   |                   |                                  |                         |                    |
| FIELD MANAGEMENT                           | \$20,000          | \$10,000                         | \$10,000                | (\$0)              |
| AMENITIES MANAGEMENT                       | \$75,000          | \$37,500                         | \$0                     | \$37,500           |
| LANDSCAPE MAINTENANCE                      | \$350,000         | \$175,000                        | \$52,920                | \$122,080          |
| LAKE MAINTENANCE                           | \$10,000          | \$5,000                          | \$4,060                 | \$940              |
| WETLAND MAINTENANCE                        | \$5,000           | \$2,500                          | \$0                     | \$2,500            |
| WETLAND MITIGATION REPORTING               | \$6,000           | \$3,000                          | \$0                     | \$3,000            |
| POOL MAINTENANCE                           | \$12,500          | \$6,250                          | \$0                     | \$6,250            |
| PEST CONTROL                               | \$600             | \$300                            | \$0                     | \$300              |
| JANITORIAL SERVICES                        | \$12,500          | \$6,250                          | \$0                     | \$6,250            |



# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

|  | AMENDED<br>BUDGET | PRORATED BUDGET<br>THRU 03/31/19 | ACTUAL<br>THRU 03/31/19 | VARIANCE         |
|--|-------------------|----------------------------------|-------------------------|------------------|
| <b>REPAIRS &amp; MAINTENANCE</b>                       |                   |                                  |                         |                  |
| LANDSCAPE REPLACEMENT                                  | \$25,000          | \$12,500                         | \$0                     | \$12,500         |
| IRRIGATION REPAIRS                                     | \$2,000           | \$1,000                          | \$0                     | \$1,000          |
| GENERAL REPAIRS & MAINTENANCE                          | \$1,000           | \$500                            | \$0                     | \$500            |
| OPERATING SUPPLIES                                     | \$1,000           | \$500                            | \$0                     | \$500            |
| ROAD & SIDEWALK MAINTENANCE                            | \$1,500           | \$750                            | \$0                     | \$750            |
| SIGNAGE  | \$250             | \$125                            | \$0                     | \$125            |
| WALLS - REPAIR/CLEANING                                | \$1,500           | \$750                            | \$0                     | \$750            |
| FENCING  | \$250             | \$125                            | \$0                     | \$125            |
| <b>UTILITIES</b>                                       |                   |                                  |                         |                  |
| POOL- ELECTRIC   | \$15,000          | \$7,500                          | \$0                     | \$7,500          |
| POOL- WATER  | \$600             | \$300                            | \$0                     | \$300            |
| ELECTRIC   | \$10,000          | \$5,000                          | \$371                   | \$4,629          |
| WATER & SEWER  | \$57,500          | \$28,750                         | \$1,324                 | \$27,426         |
| STREETLIGHTS   | \$75,000          | \$37,500                         | \$5,235                 | \$32,265         |
| GAS  | \$6,000           | \$3,000                          | \$0                     | \$3,000          |
| <b>AMENITIES</b>                                       |                   |                                  |                         |                  |
| PROPERTY INSURANCE                                     | \$20,000          | \$20,000                         | \$0                     | \$20,000         |
| POOL ATTENDANTS  | \$12,500          | \$6,250                          | \$0                     | \$6,250          |
| POOL REPAIRS & MAINTENANCE                             | \$9,000           | \$4,500                          | \$0                     | \$4,500          |
| POOL PERMITS   | \$750             | \$375                            | \$0                     | \$375            |
| TRASH COLLECTION                                       | \$6,000           | \$3,000                          | \$0                     | \$3,000          |
| TELEPHONE  | \$1,250           | \$625                            | \$0                     | \$625            |
| CABLE/INTERNET   | \$3,750           | \$1,875                          | \$0                     | \$1,875          |
| ACCESS CARDS   | \$1,250           | \$625                            | \$0                     | \$625            |
| SECURITY/ALARMS/REPAIRS                                | \$17,500          | \$8,750                          | \$0                     | \$8,750          |
| SREPAIRS & MAINTENANCE                                 | \$17,500          | \$8,750                          | \$0                     | \$8,750          |
| OFFICE SUPPLIES  | \$2,500           | \$1,250                          | \$0                     | \$1,250          |
| ACTIVITIES   | \$12,500          | \$6,250                          | \$0                     | \$6,250          |
| TERMITE BOND   | \$750             | \$375                            | \$0                     | \$375            |
| HOLIDAY DÉCOR  | \$2,500           | \$1,250                          | \$0                     | \$1,250          |
| <b>OTHER</b>   |                   |                                  |                         |                  |
| CONTINGENCY  | \$25,000          | \$12,500                         | \$0                     | \$12,500         |
| CAPITAL RESERVE  | \$15,262          | \$0                              | \$0                     | \$0              |
| <b>TOTAL OPERATIONS &amp; MAINTENANCE EXPENDITURES</b> | <b>\$836,212</b>  | <b>\$420,475</b>                 | <b>\$73,910</b>         | <b>\$346,565</b> |
| <b>TOTAL EXPENDITURES</b>                              | <b>\$952,213</b>  | <b>\$482,563</b>                 | <b>\$108,630</b>        | <b>\$373,933</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b>                  | <b>\$0</b>        |                                  | <b>\$109,307</b>        |                  |
| <b>FUND BALANCE - Beginning</b>                        | <b>\$0</b>        |                                  | <b>\$4,488</b>          |                  |
| <b>FUND BALANCE - Ending</b>                           | <b>\$0</b>        |                                  | <b>\$113,795</b>        |                  |

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

#### REVENUES:

|                             | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 03/31/19 | ACTUAL<br>THRU 03/31/19 | VARIANCE        |
|-----------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| ASSESSMENTS - TAX COLLECTOR | \$62,370          | \$62,370                         | \$62,492                | \$122           |
| ASSESSMENTS - DIRECT        | \$75,088          | \$56,316                         | \$75,088                | \$18,772        |
| INTEREST                    | \$0               | \$0                              | \$149                   | \$149           |
| <b>TOTAL REVENUES</b>       | <b>\$137,458</b>  | <b>\$118,686</b>                 | <b>\$137,729</b>        | <b>\$19,044</b> |

#### EXPENDITURES:

##### Series 2016

|                                       |                  |                 |                  |                |
|---------------------------------------|------------------|-----------------|------------------|----------------|
| INTEREST - 11/01                      | \$51,415         | \$51,415        | \$51,415         | \$0            |
| PRINCIPAL - 05/01                     | \$35,000         | \$0             | \$0              | \$0            |
| INTEREST - 05/01                      | \$51,415         | \$0             | \$0              | \$0            |
| TRANSFER OUT                          | \$0              | \$0             | \$243            | (\$243)        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$137,830</b> | <b>\$51,415</b> | <b>\$51,658</b>  | <b>(\$243)</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>(\$372)</b>   |                 | <b>\$86,072</b>  |                |
| <b>FUND BALANCE - Beginning</b>       | <b>\$51,536</b>  |                 | <b>\$120,636</b> |                |
| <b>FUND BALANCE - Ending</b>          | <b>\$51,164</b>  |                 | <b>\$206,708</b> |                |

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECT FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

#### REVENUES:

|                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 03/31/19 | ACTUAL<br>THRU 03/31/19 | VARIANCE     |
|-----------------------|-------------------|----------------------------------|-------------------------|--------------|
| INTEREST              | \$0               | \$0                              | \$20                    | \$20         |
| TRANSFER IN           | \$0               | \$0                              | \$243                   | \$243        |
| <b>TOTAL REVENUES</b> | <b>\$0</b>        | <b>\$0</b>                       | <b>\$262</b>            | <b>\$262</b> |

#### EXPENDITURES:

##### Series 2016

|                                       |            |            |                 |            |
|---------------------------------------|------------|------------|-----------------|------------|
| CAPITAL OUTLAY                        | \$0        | \$0        | \$0             | \$0        |
| CAPITAL OUTLAY - COSTS OF ISSUANCE    | \$0        | \$0        | \$0             | \$0        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>      | <b>\$0</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b> |            | <b>\$262</b>    |            |
| <b>FUNDBALANCE - Beginning</b>        | <b>\$0</b> |            | <b>\$13,091</b> |            |
| <b>FUNDBALANCE - Ending</b>           | <b>\$0</b> |            | <b>\$13,353</b> |            |

**Tohoqua  
COMMUNITY DEVELOPMENT DISTRICT**

|  | OCT             | NOV            | DEC              | JAN             | FEB            | MAR             | APR        | MAY        | JUN        | JUL        | AUG        | SEPT       | TOTAL            |
|--|-----------------|----------------|------------------|-----------------|----------------|-----------------|------------|------------|------------|------------|------------|------------|------------------|
| <b>REVENUES:</b>                         |                 |                |                  |                 |                |                 |            |            |            |            |            |            |                  |
| DEVELOPER CONTRIBUTIONS                  | \$5,000         | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000          |
| ASSESSMENTS - TAX COLLECTOR              | \$0             | \$0            | \$72,561         | \$11            | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$72,573         |
| ASSESSMENTS - DIRECT (PLATTED)           | \$0             | \$0            | \$43,649         | \$43,649        | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$87,298         |
| ASSESSMENTS - DIRECT (UNPLATTED)         | \$0             | \$0            | \$0              | \$0             | \$0            | \$53,066        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$53,066         |
| <b>TOTAL REVENUES</b>                    | <b>\$5,000</b>  | <b>\$0</b>     | <b>\$116,210</b> | <b>\$43,660</b> | <b>\$0</b>     | <b>\$53,066</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$217,937</b> |
| <b>EXPENDITURES:</b>                     |                 |                |                  |                 |                |                 |            |            |            |            |            |            |                  |
| <b>ADMINISTRATIVE:</b>                   |                 |                |                  |                 |                |                 |            |            |            |            |            |            |                  |
| SUPERVISOR FEES                          | \$200           | \$400          | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$600            |
| FICA EXPENSE                             | \$15            | \$31           | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$46             |
| ENGINEERING                              | \$95            | \$95           | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$190            |
| ATTORNEY                                 | \$735           | \$1,624        | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,358          |
| ANNUAL AUDIT                             | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ASSESSMENT ADMINISTRATION                | \$2,500         | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,500          |
| ARBITRAGE                                | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| DISSEMINATION AGENT                      | \$417           | \$417          | \$417            | \$417           | \$417          | \$417           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,500          |
| TRUSTEE FEES                             | \$0             | \$0            | \$0              | \$0             | \$0            | \$2,168         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,168          |
| MANAGEMENT FEES                          | \$3,004         | \$3,004        | \$3,004          | \$3,004         | \$3,004        | \$3,004         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$18,025         |
| INFORMATION TECHNOLOGY                   | \$100           | \$100          | \$100            | \$100           | \$100          | \$100           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$600            |
| TELEPHONE                                | \$0             | \$19           | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$19             |
| POSTAGE                                  | \$3             | \$2            | \$11             | \$1             | \$3            | \$2             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$22             |
| INSURANCE                                | \$5,000         | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000          |
| PRINTING & BINDING                       | \$23            | \$25           | \$53             | \$1             | \$1            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$104            |
| LEGAL ADVERTISING                        | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| OTHER CURRENT CHARGES                    | \$15            | \$15           | \$0              | \$297           | \$25           | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$352            |
| OFFICE SUPPLIES                          | \$20            | \$20           | \$20             | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$61             |
| DUES, LICENSE & SUBSCRIPTIONS            | \$175           | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$175            |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$12,302</b> | <b>\$5,751</b> | <b>\$3,606</b>   | <b>\$3,820</b>  | <b>\$3,550</b> | <b>\$5,691</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$34,720</b>  |
| <b>OPERATIONS &amp; MAINTENANCE</b>      |                 |                |                  |                 |                |                 |            |            |            |            |            |            |                  |
| CONTRACT SERVICES                        |                 |                |                  |                 |                |                 |            |            |            |            |            |            |                  |
| FIELD MANAGEMENT                         | \$1,667         | \$1,667        | \$1,667          | \$1,667         | \$1,667        | \$1,667         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$10,000         |
| AMENITIES MANAGEMENT                     | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| LANDSCAPE MAINTENANCE                    | \$8,820         | \$8,820        | \$8,820          | \$8,820         | \$8,820        | \$8,820         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$52,920         |
| LAKE MAINTENANCE                         | \$0             | \$0            | \$1,015          | \$1,015         | \$1,015        | \$1,015         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4,060          |
| WETLAND MAINTENANCE                      | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| WETLAND MITIGATION REPORTING             | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POOL MAINTENANCE                         | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| PEST CONTROL                             | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| JANITORIAL SERVICES                      | \$0             | \$0            | \$0              | \$0             | \$0            | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |

**Tohoqua**  
**COMMUNITY DEVELOPMENT DISTRICT**

|  | OCT             | NOV               | DEC              | JAN             | FEB               | MAR             | APR        | MAY        | JUN        | JUL        | AUG        | SEPT       | TOTAL            |
|--|-----------------|-------------------|------------------|-----------------|-------------------|-----------------|------------|------------|------------|------------|------------|------------|------------------|
| <b>REPAIRS &amp; MAINTENANCE</b>                       |                 |                   |                  |                 |                   |                 |            |            |            |            |            |            |                  |
| LANDSCAPE REPLACEMENT                                  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| IRRIGATION REPAIRS                                     | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| GENERAL REPAIRS & MAINTENANCE                          | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| OPERATING SUPPLIES                                     | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ROAD & SIDEWALK MAINTENANCE                            | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| SIGNAGE  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| WALLS - REPAIR/CLEANING                                | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| FENCING  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>UTILITIES</b>                                       |                 |                   |                  |                 |                   |                 |            |            |            |            |            |            |                  |
| POOL - ELECTRIC  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POOL - WATER   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ELECTRIC   | \$0             | \$0               | \$0              | \$0             | \$0               | \$371           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$371            |
| WATER & SEWER  | \$0             | \$0               | \$0              | \$0             | \$388             | \$936           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,324          |
| STREETLIGHTS   | \$0             | \$0               | \$0              | \$0             | \$0               | \$5,235         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,235          |
| GAS  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>AMENITIES</b>                                       |                 |                   |                  |                 |                   |                 |            |            |            |            |            |            |                  |
| PROPERTY INSURANCE                                     | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POOL ATTENDANTS  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POOL REPAIRS & MAINTENANCE                             | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POOL PERMITS   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| TRASH COLLECTION                                       | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| TELEPHONE  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| CABLE/INTERNET   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ACCESS CARDS   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| SECURITY/ALARMS/REPAIRS                                | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| SREPAIRS & MAINTENANCE                                 | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| OFFICE SUPPLIES  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ACTIVITIES   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| TERMITE BOND   | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| HOLIDAY DÉCOR  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>OTHER</b>   |                 |                   |                  |                 |                   |                 |            |            |            |            |            |            |                  |
| CONTINGENCY  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| CAPITAL RESERVE  | \$0             | \$0               | \$0              | \$0             | \$0               | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>TOTAL OPERATIONS &amp; MAINTENANCE EXPENDITURES</b> | <b>\$10,487</b> | <b>\$10,487</b>   | <b>\$11,502</b>  | <b>\$11,502</b> | <b>\$11,890</b>   | <b>\$18,044</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$73,910</b>  |
| <b>TOTAL EXPENDITURES</b>                              | <b>\$22,789</b> | <b>\$16,238</b>   | <b>\$15,107</b>  | <b>\$15,322</b> | <b>\$15,440</b>   | <b>\$23,735</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$108,630</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b>                  | <b>\$5,000</b>  | <b>(\$16,238)</b> | <b>\$101,103</b> | <b>\$28,339</b> | <b>(\$15,440)</b> | <b>\$29,332</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$109,307</b> |

**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                      | \$69,039                           |                    |
| RESERVE FUND BALANCE                          | \$69,039                           |                    |
| BONDS OUTSTANDING - 02/08/18                  |                                    | \$2,165,000        |
| <b>CURRENT BONDS OUTSTANDING</b>              |                                    | <b>\$2,165,000</b> |

**Tohoqua**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2018**

| Date   | Requisition # | Contractor                     | Description   | Requisition              |
|--|---------------|--------------------------------|---|--------------------------|
| <b>Fiscal Year 2018</b>                        |               |                                |   |                          |
| 3/16/18  | 1             | Tohoqua Development Group, LLC | Reimburse Developer for Construction Costs related to Tohoqua Phase 1A-1 & 1A-2 | \$ 1,799,045.21          |
| <b>TOTAL</b>                                   |               |                                |   | <b>\$ 1,799,045.21</b>   |
| <b>Fiscal Year 2018</b>                        |               |                                |   |                          |
| 3/1/18   |               | Interest                       |   | \$ 206.99                |
| 4/1/18   |               | Interest                       |   | \$ 147.87                |
| 5/1/18   |               | Interest                       |   | \$ 0.03                  |
| 6/1/18   |               | Interest                       |   | \$ 0.03                  |
| 7/1/18   |               | Interest                       |   | \$ 0.03                  |
| 7/9/18   |               | Transfer from Cost of Issuance |   | \$ 12,937.11             |
| 8/1/18   |               | Interest                       |   | \$ 2.48                  |
| 9/1/18   |               | Interest                       |   | \$ 3.33                  |
| <b>TOTAL</b>                                   |               |                                |   | <b>\$ 13,297.87</b>      |
| <b>Project (Construction) Fund at 02/08/18</b> |               |                                |   | <b>\$ 1,798,838.22</b>   |
| <b>Interest Earned thru 09/30/18</b>           |               |                                |   | <b>\$ 13,297.87</b>      |
| <b>Requisitions Paid thru 09/30/18</b>         |               |                                |   | <b>\$ [1,799,045.21]</b> |
| <b>Remaining Project (Construction) Fund</b>   |               |                                |   | <b>\$ 13,090.88</b>      |
| <b>Fiscal Year 2019</b>                        |               |                                |   |                          |
| <b>TOTAL</b>                                   |               |                                |   | <b>\$ -</b>              |
| <b>Fiscal Year 2019</b>                        |               |                                |   |                          |
| 10/1/18  |               | Interest                       |   | \$ 3.23                  |
| 11/1/18  |               | Interest                       |   | \$ 3.34                  |
| 11/6/18  |               | Transfer from Capital Interest |   | \$ 242.63                |
| 12/1/18  |               | Interest                       |   | \$ 3.28                  |
| 1/1/19   |               | Interest                       |   | \$ 3.40                  |
| 2/1/19   |               | Interest                       |   | \$ 3.40                  |
| 3/1/19   |               | Interest                       |   | \$ 3.07                  |
| <b>TOTAL</b>                                   |               |                                |   | <b>\$ 262.35</b>         |
| <b>Project (Construction) Fund at 09/30/18</b> |               |                                |   | <b>\$ 13,090.88</b>      |
| <b>Interest Earned thru 03/31/19</b>           |               |                                |   | <b>\$ 262.35</b>         |
| <b>Requisitions Paid thru 03/31/19</b>         |               |                                |   | <b>\$ -</b>              |
| <b>Remaining Project (Construction) Fund</b>   |               |                                |   | <b>\$ 13,353.23</b>      |

**TOHOQUA CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

Gross Assessments \$ 143,526 \$ 77,119 \$ 66,407  
Net Assessments \$ 134,914 \$ 72,492 \$ 62,423

| Date Received | Dist | Gross Assessments Received | Discounts/ Penalties | Commissions Paid | Interest Income | Net Amount Received | 2018                |                      |               |
|---------------|------|----------------------------|----------------------|------------------|-----------------|---------------------|---------------------|----------------------|---------------|
|               |      |                            |                      |                  |                 |                     | General Fund 53.73% | Debt Svc Fund 46.27% | Total 100%    |
| 12/10/18      |      | \$ 143,541.00              | \$ 5,741.64          | \$ 2,755.99      | \$ -            | \$ 135,043.37       | \$ 72,561.14        | \$ 62,482.23         | \$ 135,043.37 |
| 1/10/19       |      | \$ -                       | \$ -                 | \$ -             | \$ 21.20        | \$ 21.20            | \$ 11.39            | \$ 9.81              | \$ 21.20      |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
|               |      | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -          |
| <b>Totals</b> |      | \$ 143,541.00              | \$ 5,741.64          | \$ 2,755.99      | \$ 21.20        | \$ 135,064.57       | \$ 72,572.53        | \$ 62,492.04         | \$ 135,064.57 |

Tohoqua Development Group, LLC \$ 162,386.32 \$ 87,298.18 \$ 75,088.14

| DATE RECEIVED | Check Num | DUE DATE | AMOUNT BILLED        | NET AMOUNT RECEIVED  | AMOUNT DUE  | GENERAL FUND        | SERIES 2018 DEBT    |
|---------------|-----------|----------|----------------------|----------------------|-------------|---------------------|---------------------|
| 12/12/18      | 31530     | 11/1/18  | \$ 81,193.16         | \$ 81,193.16         | \$ -        | \$ 43,649.09        | \$ 37,544.07        |
| 1/17/19       | 9525      | 2/1/19   | \$ 40,596.58         | \$ 40,596.58         | \$ -        | \$ 21,824.54        | \$ 18,772.04        |
| 1/17/19       | 9525      | 5/1/19   | \$ 40,596.58         | \$ 40,596.58         | \$ -        | \$ 21,824.54        | \$ 18,772.04        |
|               |           |          | <b>\$ 162,386.32</b> | <b>\$ 162,386.32</b> | <b>\$ -</b> | <b>\$ 87,298.17</b> | <b>\$ 75,088.15</b> |

Tohoqua Development Group, LLC \$ 106,132.00 \$ 106,132.00 \$ -

| DATE RECEIVED | Check Num | DUE DATE | AMOUNT BILLED        | NET AMOUNT RECEIVED | AMOUNT DUE          | GENERAL FUND        | SERIES 2018 DEBT |
|---------------|-----------|----------|----------------------|---------------------|---------------------|---------------------|------------------|
| 3/13/19       | 439       | 11/1/18  | \$ 53,066.00         | \$ 53,066.00        | \$ -                | \$ 53,066.00        | \$ -             |
|               |           | 2/1/19   | \$ 26,533.00         |                     | \$ 26,533.00        | \$ -                | \$ -             |
|               |           | 5/1/19   | \$ 26,533.00         |                     | \$ 26,533.00        | \$ -                | \$ -             |
|               |           |          | <b>\$ 106,132.00</b> | <b>\$ 53,066.00</b> | <b>\$ 53,066.00</b> | <b>\$ 53,066.00</b> | <b>\$ -</b>      |



# SECTION 3

**Tohoqua  
Community Development District**

**FY19 Funding Request #2  
November 30, 2018**

|               | <b>Payee</b>   | <b>General Fund<br/>FY2018</b> | <b>General Fund<br/>FY2019</b> |
|---------------|--|--------------------------------|--------------------------------|
| <b>1</b>      | <b>EarthTec, LLC</b>   |                                |                                |
|               | Inv# 1127 - Phase 1 Landscape Maintenance - October 2018               | \$                             | 5,410.00                       |
|               | Inv# 1128 - Cross Prairie Parkway Landscape Maintenance - October 2018 | \$                             | 3,410.00                       |
| <b>2</b>      | <b>Governmental Management Services</b>                                |                                |                                |
|               | Inv# 17 - Management Fees - November 2018                              | \$                             | 3,586.91                       |
|               | Inv# 18 - Field Management - November 2018                             | \$                             | 1,666.67                       |
| <b>3</b>      | <b>Latham, Shuker, Eden &amp; Beaudine, LLP</b>                        |                                |                                |
|               | Inv# 83261 - District Counsel - October 2018                           | \$                             | 734.71                         |
| <b>4</b>      | <b>Poulos &amp; Bennett</b>  |                                |                                |
|               | Inv# 17-188(10) - Engineering Services - September 2018                | \$ 95.00                       |                                |
| <b>5</b>      | <b>Supervisor Fees</b>   |                                |                                |
|               | <b>November 7, 2018</b>  |                                |                                |
|               | Andre Vidrine  | \$                             | 215.30                         |
|               | Marcus Hooker  | \$                             | 215.30                         |
|               | James Dowd   | \$                             | 215.30                         |
|               |  | \$ 95.00                       | \$ 15,454.19                   |
| <b>Total:</b> |  | \$                             | <b>15,549.19</b>               |

Please make check payable to:

**Tohoqua Community Development District**  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32832

Wire Funds To:

**Tohoqua Community Development District**  
SunTrust Bank, NA  
ABA# 061000104  
Acct# 1000193640074  
Contact: Kelly Lawler  
(407) 237-1072



EarthTec, LLC  
6386 Beth Road  
Orlando, FL 32824

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/31/2018 | 1127      |

|  |
|--|
| <b>Bill To</b>   |
| George S. Flint<br>Governmental Management Services<br>Central Florida, LLC<br>135 West Central Blvd Suite 320<br>Orlando, Florida 32801 |

**RECEIVED**

OCT 26 2018

BY: \_\_\_\_\_

| P.O. No. | Terms          | Project |
|----------|----------------|---------|
|          | Due on receipt |         |

| Quantity | Description                                | Rate         | Amount     |
|----------|--|--------------|------------|
| 0        | Tohoqua Landscape Maintenance October 2018 |              | 0.00       |
| 1        | Tohoqua Phase 1 (CPP not included)         | 5,410.00     | 5,410.00   |
|          |  | <b>Total</b> | \$5,410.00 |



EarthTec, LLC

6386 Beth Road  
Orlando, FL 32824

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 10/31/2018 | 1128      |

|  |
|--|
| Bill To  |
| George S. Flint<br>Governmental Management Services<br>Central Florida, LLC<br>135 West Central Blvd Suite 320<br>Orlando, Florida 32801 |

**RECEIVED**

OCT 26 2018

BY: \_\_\_\_\_

| P.O. No. | Terms          | Project |
|----------|----------------|---------|
|          | Due on receipt |         |

| Quantity | Description                                | Rate         | Amount            |
|----------|--|--------------|-------------------|
| 0        | Tohoqua Landscape Maintenance October 2018 |              | 0.00              |
| 1        | Tohoqua Cross Prairie Parkway              | 3,410.00     | 3,410.00          |
|          |  | <b>Total</b> | <b>\$3,410.00</b> |

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 17  
**Invoice Date:** 11/1/18  
**Due Date:** 11/1/18  
**Case:**  
**P.O. Number:**

**Bill To:**  
Tohoqua CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

| Description                                  | Hours/Qty | Rate                    | Amount            |
|--|-----------|-------------------------|-------------------|
| Management Fees - November 2018              |           | 3,004.17                | 3,004.17          |
| Information Technology - November 2018       |           | 100.00                  | 100.00            |
| Dissemination Agent Services - November 2018 |           | 416.67                  | 416.67            |
| Office Supplies                              |           | 20.09                   | 20.09             |
| Postage                                      |           | 1.59                    | 1.59              |
| Copies                                       |           | 25.35                   | 25.35             |
| Telephone                                    |           | 19.04                   | 19.04             |
|  |           | <b>Total</b>            | <b>\$3,586.91</b> |
|  |           | <b>Payments/Credits</b> | <b>\$0.00</b>     |
|  |           | <b>Balance Due</b>      | <b>\$3,586.91</b> |

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 18**Invoice Date:** 11/1/18**Due Date:** 11/1/18**Case:****P.O. Number:****Bill To:**

Tohoqua CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

| Description                      | Hours/Qty | Rate                    | Amount            |
|----------------------------------|-----------|-------------------------|-------------------|
| Field Management - November 2018 |           | 1,666.67                | 1,666.67          |
|                                  |           | <b>Total</b>            | <b>\$1,666.67</b> |
|                                  |           | <b>Payments/Credits</b> | <b>\$0.00</b>     |
|                                  |           | <b>Balance Due</b>      | <b>\$1,666.67</b> |

**LATHAM, SHUKER, EDEN & BEAUDINE, LLP**  
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801

November 16, 2018

Tohoqua Community Development District  
c/o GMS  
135 West Central Blvd., Suite 320  
Orlando, FL 32801

**INVOICE**

Matter ID: 8249-001  
General

Invoice # 83261  
Federal ID #

**For Professional Services Rendered:**

|                              |     |  |         |                 |
|------------------------------|-----|--|---------|-----------------|
| 10/03/2018                   | ACD | Prepare for and attend board meeting.        | 2.10 hr | \$556.50        |
| 10/29/2018                   | ACD | Review and respond regarding meeting agenda. | 0.50 hr | \$132.50        |
| Total Professional Services: |     |  |         | <u>\$689.00</u> |

**For Disbursements Incurred:**

|                               |  |                |
|-------------------------------|--|----------------|
| 10/03/2018                    | Check # 45578 ANDREW D'ADESKY; Disbursement for JAC/8249-001/Andrew d'Adesky Travel to Board Meeting on 09.13.18 | \$23.65        |
| 10/11/2018                    | Check # 45617 ANDREW D'ADESKY; Disbursement for JAC/8249-001/Andrew d'Adesky Travel to Board meeting on 10.03.18 | \$15.61        |
| 10/31/2018                    | Document Reproduction Expense  | \$8.45         |
| Total Disbursements Incurred: |  | <u>\$45.71</u> |

**INVOICE SUMMARY**

|                                    |            |                   |
|------------------------------------|------------|-------------------|
| For Professional Services:         | 2.60 Hours | \$689.00          |
| For Disbursements Incurred:        |            | <u>\$45.71</u>    |
| New Charges this Invoice:          |            | <u>\$734.71</u>   |
| Previous Balance:                  |            | \$3,874.75        |
| Less Payment and Credits Received: |            | <u>\$0.00</u>     |
| Outstanding Balance:               |            | \$3,874.75        |
| Plus New Charges this Invoice:     |            | <u>\$734.71</u>   |
| Total Due:                         |            | <u>\$4,609.46</u> |

Billed Through: October 31, 2018



Poulos & Bennett, LLC  
2602 E. Livingston St.  
Orlando, FL 32803  
407-487-2594

Tohoqua CDD  
District Manager  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

Invoice number 17-188(10)  
Date 10/31/2018

Project 17-188 TOHOQUA CDD

Professional services for the period ending: September 30, 2018

#### Invoice Summary

| Description               | Contract Amount | Percent Complete | Prior Billed | Total Billed | Remaining Percent | Current Billed |
|---------------------------|-----------------|------------------|--------------|--------------|-------------------|----------------|
| .01 INTERIM CDD ENGINEER  | 0.00            | 0.00             | 4,375.00     | 4,375.00     | 0.00              | 0.00           |
| .02 CDD ENGINEER SERVICES | 0.00            | 0.00             | 1,472.50     | 1,567.50     | 0.00              | 95.00          |
| .03 CDD BOND              | 0.00            | 0.00             | 1,752.50     | 1,752.50     | 0.00              | 0.00           |
| .99 REIMBURSABLE EXPENSES | 0.00            | 0.00             | 2.10         | 2.10         | 0.00              | 0.00           |
| Total                     | 0.00            |                  | 7,602.10     | 7,697.10     |                   | 95.00          |

#### Hourly Tasks:

#### .02 CDD Engineer Services

|                      | Hours | Rate   | Billed Amount |
|----------------------|-------|--------|---------------|
| Practice Team Leader | 0.50  | 190.00 | 95.00         |

#### Agenda and GMS coordination

Invoice total **95.00**

#### Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 17-188(8)      | 07/31/2018   | 144.60      |         |         |         | 144.60  |          |
| 17-188(9)      | 09/28/2018   | 95.00       |         | 95.00   |         |         |          |
| Total          |              | 239.60      | 0.00    | 95.00   | 0.00    | 144.60  | 0.00     |



# SECTION 4



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2019

Mr. Jorgi Algard  
Recording Secretary  
Tohoqua Community Development District  
135 W. Central Blvd.  
Suite 320  
Orlando, FL 32801

RE: Tohoqua Community Development District – Registered Voters

Dear Mr. Algard:

Thank you for your letter of April 17, 2019 requesting confirmation of the number of registered voters within the Tohoqua Community Development District as of April 15, 2019.

The number of registered voters within the Tohoqua CDD is zero as of April 15, 2019.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "M. J. Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

APR 26 2019

BY: \_\_\_\_\_