



**Tohoqua
Community Development District**

**Amended Budget
FY 2019**



Tohoqua
Community Development District
 Adopted Budget
 General Fund
 Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Amended Budget FY2019
Revenues					
Developer Contributions	\$98,199	\$66,743	\$18,176	\$84,919	\$686,237
Assessments - Tax Collector (Platted)	\$0	\$0	\$0	\$0	\$72,546
Assessments - Direct (Platted)	\$0	\$0	\$0	\$0	\$87,298
Assessments - Direct (Unplatted)	\$0	\$0	\$0	\$0	\$106,132
Total Revenues	\$98,199	\$66,743	\$18,176	\$84,919	\$952,213
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$9,600	\$3,000	\$1,600	\$4,600	\$9,600
FICA Expense	\$734	\$230	\$120	\$350	\$734
Engineering	\$12,000	\$2,767	\$1,500	\$4,267	\$12,000
Attorney	\$25,000	\$16,166	\$3,000	\$19,166	\$25,000
Annual Audit	\$0	\$0	\$0	\$0	\$2,500
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$600
Dissemination	\$0	\$2,083	\$834	\$2,917	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$35,000	\$29,167	\$5,834	\$35,001	\$36,050
Information Technology	\$1,100	\$1,369	\$200	\$1,569	\$1,200
Telephone	\$300	\$7	\$10	\$17	\$300
Postage	\$1,000	\$106	\$200	\$306	\$1,000
Insurance	\$5,665	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$737	\$200	\$937	\$1,000
Legal Advertising	\$5,000	\$9,942	\$200	\$10,142	\$5,000
Other Current Charges	\$1,000	\$123	\$100	\$223	\$1,000
Office Supplies	\$625	\$151	\$100	\$251	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative:	\$98,199	\$71,021	\$13,898	\$84,919	\$116,001
<i>Operations & Maintenance</i>					
Contract Services					
Field Management	\$0	\$0	\$0	\$0	\$20,000
Amenities Management	\$0	\$0	\$0	\$0	\$75,000
Landscape Maintenance	\$0	\$0	\$0	\$0	\$350,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$10,000
Wetland Maintenance	\$0	\$0	\$0	\$0	\$5,000
Wetland Mitigation Reporting	\$0	\$0	\$0	\$0	\$6,000
Pool Maintenance	\$0	\$0	\$0	\$0	\$12,500
Pest Control	\$0	\$0	\$0	\$0	\$600
Janitorial Services	\$0	\$0	\$0	\$0	\$12,500
Subtotal:	\$0	\$0	\$0	\$0	\$491,600

Tohoqua
Community Development District
 Adopted Budget
 General Fund
 Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Amended Budget FY2019
Repairs & Maintenance					
Landscape Replacement	\$0	\$0	\$0	\$0	\$25,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$2,000
General Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,000
Operating Supplies	\$0	\$0	\$0	\$0	\$1,000
Road & Sidewalk Maintenance	\$0	\$0	\$0	\$0	\$1,500
Signage	\$0	\$0	\$0	\$0	\$250
Walls - Repair/Cleaning	\$0	\$0	\$0	\$0	\$1,500
Fencing	\$0	\$0	\$0	\$0	\$250
Subtotal:	\$0	\$0	\$0	\$0	\$32,500
Utilities					
Pool - Electric	\$0	\$0	\$0	\$0	\$15,000
Pool - Water	\$0	\$0	\$0	\$0	\$600
Electric	\$0	\$0	\$0	\$0	\$10,000
Water & Sewer	\$0	\$0	\$0	\$0	\$57,500
Streetlights	\$0	\$0	\$0	\$0	\$75,000
Gas	\$0	\$0	\$0	\$0	\$6,000
Subtotal:	\$0	\$0	\$0	\$0	\$164,100
Amenities					
Property Insurance	\$0	\$0	\$0	\$0	\$20,000
Pool Attendants	\$0	\$0	\$0	\$0	\$12,500
Pool Repairs & Maintenance	\$0	\$0	\$0	\$0	\$9,000
Pool Permits	\$0	\$0	\$0	\$0	\$750
Trash Collection	\$0	\$0	\$0	\$0	\$6,000
Telephone	\$0	\$0	\$0	\$0	\$1,250
Cable/Internet	\$0	\$0	\$0	\$0	\$3,750
Access Cards	\$0	\$0	\$0	\$0	\$1,250
Security/Alarms/Repairs	\$0	\$0	\$0	\$0	\$17,500
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$17,500
Office Supplies	\$0	\$0	\$0	\$0	\$2,500
Activities	\$0	\$0	\$0	\$0	\$12,500
Termite Bond	\$0	\$0	\$0	\$0	\$750
Holiday Décor	\$0	\$0	\$0	\$0	\$2,500
Subtotal:	\$0	\$0	\$0	\$0	\$107,750
Other					
Contingency	\$0	\$0	\$0	\$0	\$25,000
Capital Reserve	\$0	\$0	\$0	\$0	\$15,262
Subtotal:	\$0	\$0	\$0	\$0	\$40,262
Total Operations & Maintenance:	\$0	\$0	\$0	\$0	\$836,212
Total Expenditures	\$98,199	\$71,021	\$13,898	\$84,919	\$952,213
Excess Revenues/(Expenditures)	\$0	(\$4,278)	\$4,278	\$0	\$0

Land Use	Gross Per Unit	Ph.1 Amenity Discount	Assessment Per Unit	Developed Units	Gross Assessment*	Net Assessment
Commercial**	\$228.00	70%	\$159.60	0	\$0.00	\$0.00
Hotel**	\$228.00	70%	\$159.60	0	\$0.00	\$0.00
Apartements**	\$228.00	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
Totals				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
Adopted Budget
Debt Service Fund
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Amended Budget FY2019
Revenues					
Bond Proceeds	\$0	\$144,162	\$0	\$144,162	\$0
Special Assessments	\$0	\$0	\$0	\$0	\$137,458
Interest	\$0	\$121	\$0	\$121	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$51,536
Total Revenues	\$0	\$144,283	\$0	\$144,283	\$188,994
Expenditures					
Interest Payment - 11/01	\$0	\$0	\$0	\$0	\$51,415
Principal Payment - 05/01	\$0	\$0	\$0	\$0	\$35,000
Interest Payment - 05/01	\$0	\$23,708	\$0	\$23,708	\$51,415
Total Expenditures	\$0	\$23,708	\$0	\$23,708	\$137,830
Excess Revenues/(Expenditures)	\$0	\$120,575	\$0	\$120,575	\$51,164

1. Carry forward surplus is net of Reserves.

Interest 11/1/19 **\$50,593**

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

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	\$28,482	\$282	\$300
Single-Family 40'	69	\$28,509	\$413	\$440
Single-Family 45'	97	\$45,089	\$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

Date	Balance	Principal	Interest	Annual
11/1/18	\$ 2,165,000	\$ -	\$ 51,415	\$ 75,123
5/1/19	\$ 2,165,000	\$ 35,000	\$ 51,415	\$ -
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,165,000	\$ 1,951,535	\$ 4,140,243