

# Tomoka Community Development District

3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817; 407-723-5900

<http://tomokacdd.com>

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The Regular Meeting of the Board of Supervisors of Tomoka Community Development District will be held **Tuesday, July 11, 2023, at 10:00 a.m. at the Hampton Inn, 150 Flagler Plaza Drive, Palm Coast, FL 32137**

**Dial-In: 1-844-621-3956**

**Access Code: 2536 634 0209 #**

**Join online: <https://pfmcd.webex.com/join/carvalhov>**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **General Business Matters**

1. Consideration of the Minutes of the April 11, 2023 Board of Supervisors' Meeting
2. Public Hearing on the Adoption of the District's Annual Budget
  - a) Public Comments and Testimony
  - b) Board Comments
  - c) Consideration of Resolution 2023-04, Adopting the Fiscal Year 2024 Budget and Appropriating Funds
3. Consideration of Resolution 2023-05, Levying O&M Assessments and Certifying an Assessment Roll
4. Consideration of Resolution 2023-06, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024
5. Consideration of Resolution 2023-07, Declaring Vacancies on the Board
6. Consideration of Storm Erosion Repairs Proposal
7. Letter from the Supervisor of Elections- Flagler County
8. Review & Acceptance of FY 2022 Audit Report
9. Ratification of Payment Authorizations 153 – 181
10. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
- Audience Comments
- Supervisors Requests

### **Adjournment**



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the April 11, 2023  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

**Tomoka Community Development District  
Board of Supervisors' Meeting  
Tuesday, April 11, 2023, at 10:00 a.m.  
Hampton Inn, 150 Flagler Plaza Drive,  
Palm Coast, FL 32137**

Present and constituting a quorum:

Amos (Gooch) Cheatham	Vice Chairperson
Dennis Hoffman	Assistant Secretary
Dennis Veraldi	Assistant Secretary
Kelly White	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	(via phone)
Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Kwame Jackson	ADM- PFM Group Consulting LLC	(via phone)
Amy Champagne	PFM Group Consulting LLC	(via phone)
Margie Hall	HOA Manager	(via phone)

## **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

#### **Call to Order and Roll Call**

This meeting was called to order by Ms. Ripoll at 10:04 a.m. and roll call was initiated. Those in attendance are outlined above.

#### **Public Comment Period**

There were no members of the public present.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

**Consideration of the Minutes of  
the January 10, 2023, Board of  
Supervisors' Meeting**

The Board reviewed the minutes. Mr. Cheatham suggested a minor change to the first page.

On MOTION by Mr. Veraldi, seconded by Mr. Cheatham, with all in favor, the Board approved the Minutes of the January 10, 2023 Board of Supervisors' Meeting.

**Consideration of Resolution 2023-03, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date**

Ms. Ripoll suggested a hearing date of July 11, 2023. Ms. Hall mentioned that there was a slight increase to lake bank landscape maintenance. The Board reviewed the proposed budget.

On MOTION by Mr. Veraldi, seconded by Mr. Hoffman, with all in favor, the Board approved Resolution 2023-03, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date for July 11, 2023

**Consideration of Resolution 2023-04, Election of Officers**

There was some discussion concerning possible candidates for the Board. This line item was tabled to a later meeting.

**Ratification of Payment Authorizations 131 – 152**

On MOTION by Mr. Cheatham, seconded by Mr. Hoffman, with all in favor, the Board ratified Payment Authorizations 131 – 152.

## **Review of District Financial Statements**

The Board reviewed the Financial Statements through February 2023.

On MOTION by Mr. Cheatham, seconded by Mr. Hoffman, with all in favor, the Board approved the District Financial Statements.

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel** – No report

**District Engineer** – Not present

**District Manager** – Ms. Ripoll noted the next meeting is scheduled for July 11, 2023, at 10:00 a.m. at this location.

### **FOURTH ORDER OF BUSINESS**

#### **Audience Comments and Supervisors Requests**

There were no Supervisor Requests or audience comments.

### **FIFTH ORDER OF BUSINESS**

#### **Adjournment**

There was no further business to discuss. Ms. Ripoll requested a motion to adjourn.

On MOTION by Mr. Hoffman, seconded by Mr. Cheatham, with all in favor, the April 11, 2023, Board of Supervisors' meeting of the Tomoka Community Development District was adjourned at 11:22 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Public Hearing on the Adoption of  
the District's Annual Budget

1. Public Comments and Testimony
2. Board Comments
3. Consideration of Resolution 2023-04, Adopting the  
Fiscal Year 2024 Budget and Appropriating Funds

## RESOLUTION 2023-04

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Tomoka Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tomoka Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
SERIES 2017 DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

ATTEST:

**TOMOKA COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Fiscal Year 2023/2024 Budget

## **Exhibit A**

Fiscal Year 2023/2024 Budget

EXHIBIT A

Tomoka Community Development District

Proposed Fiscal Year 2024 Annual Operational & Maintenance Budget

	Approved FY 2023 Budget	Proposed FY 2024 Budget
<b>Revenues</b>		
Maintenance Assessments	284,086.97	315,174.53
Off Roll Assessments (Master)	55,981.03	52,075.47
Other Income & Other Financing Sources	0.00	0.00
Interest Income	0.00	0.00
Carry Forward	0.00	0.00
<b>TOTAL NET REVENUE</b>	<b>\$340,068.00</b>	<b>\$367,250.00</b>
<b>Master - Administration</b>		
Supervisor Fees	4,000.00	4,000.00
Public Official Insurance	3,293.00	3,475.00
Trustee Fees	6,000.00	6,000.00
District Management Fees	22,000.00	24,200.00
Management Fees - Field	18,000.00	18,000.00
Engineering Fees	1,000.00	1,000.00
Dissemination Agent	3,000.00	3,000.00
District Counsel	5,000.00	5,000.00
Assessment Administration	7,500.00	7,500.00
Reamortization Schedule	250.00	250.00
Audit Fees	4,200.00	4,200.00
Arbitrage	1,000.00	1,000.00
Travel & Per Diem	250.00	250.00
Legal Advertising	2,500.00	2,500.00
Meeting Room	250.00	250.00
Website	2,820.00	2,820.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	450.00	450.00
Dues, Licenses & Fees	175.00	175.00
<b>Total Master - Administration</b>	<b>\$81,688.00</b>	<b>\$84,070.00</b>
<b>Master - Collector Road</b>		
Electric	14,160.00	14,160.00
Lake Maintenance	1,800.00	1,800.00
Lake Bank Landscape Maintenance	19,320.00	19,320.00
<b>Total Master - Collector Road</b>	<b>\$35,280.00</b>	<b>\$35,280.00</b>
<b>TOTAL MASTER</b>	<b>\$116,968.00</b>	<b>\$119,350.00</b>
<b>Neighborhood</b>		
Electric	84,920.00	91,400.00
Stormwater R&M (Canal Maintenance)	25,000.00	30,000.00
General Insurance	4,280.00	4,500.00
Lake Fountain & Maintenance	12,000.00	15,000.00
Lake Maintenance	39,900.00	50,000.00
Lake Bank Landscape Maintenance	47,000.00	47,000.00
Repairs & Maintenance (General / Contingency)	10,000.00	10,000.00
<b>Total Neighborhood</b>	<b>\$223,100.00</b>	<b>\$247,900.00</b>
<b>TOTAL NEIGHBORHOOD</b>	<b>\$223,100.00</b>	<b>\$247,900.00</b>
<b>TOTAL BUDGET</b>	<b>\$340,068.00</b>	<b>\$367,250.00</b>
	<b>Net</b>	<b>Gross</b>
Master Units	\$62.29	\$66.27
Neighborhood Units	\$229.54	\$244.19
	<b>\$291.83</b>	<b>\$310.46</b>
	Current Year Proposed Assessment Net	\$291.83
	Current Year Proposed Assessment Gross	\$310.46
	Prior Year Proposed Assessment Net	\$284.37
	Prior Year Proposed Assessment Gross	\$302.52
Direct Bill/Funding Agreement		\$52,075.47
Tax Roll (Phase 9b)		\$23,638.09
Tax Roll (Phases 1-9 & Phase 12b - 13)		<b>\$291,536.44</b>
<b>TOTAL UNITS</b>		<b>\$367,250.00</b>

Tomoka CDD  
Proposed Debt Service Fund Budget  
Series 2017 Special Assessment Bonds FY 2024  
"Exhibit B"

<u>Description</u>	<u>FY 2024 Budget</u>
<b><u>Revenues:</u></b>	
Special Assessments	\$1,461,094
<b>Total Revenues</b>	<b><u>\$1,461,094</u></b>
<b><u>Expenditures:</u></b>	
Series 2017 -Interest 11/1/23	\$335,906
Series 2017 - Interest 5/1/24	\$335,906
Series 2017 - Principal 5/1/24	\$465,000
<b>Total Expenditures</b>	<b><u>\$1,136,813</u></b>
<b>Excess Revenues / (Expenditures)</b>	<b><u>\$324,281</u></b>
Series 2017 - 11/1/24 Interest	\$324,281.25

Tomoka Community Development District  
O & M Budget Item Description FY 2024

## **Budget Item Description**

### **Revenues:**

#### **Maintenance Assessments**

The District can 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. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

#### **Off-Roll Assessments**

The District can 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. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

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### **Administrative Expenditures:**

#### **Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

#### **Public Officials’ Liability (POL) Insurance**

Supervisors’ and Officers’ liability insurance.

#### **Trustee Services**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

#### **District Management Fees**

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

#### **Field Management**

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

#### **Engineering Fees**

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

## Tomoka Community Development District O & M Budget Item Description FY 2024

### **Disclosure Agent**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

### **District Counsel**

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

### **Assessment Administration**

The District can 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. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

### **Re-amortization Schedules**

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

### **Audit**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

### **Arbitrage Calculation**

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

### **Travel & Per Diem**

Travel to and from meetings as related to the District.

### **Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

### **Meeting Room**

Fee charged for renting a room for the monthly advertised meeting.

### **Website Maintenance**

Website maintenance fee.

### **Office Miscellaneous**

Other administrative expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Tomoka Community Development District  
O & M Budget Item Description FY 2024

**Dues, Licenses & Fees**

The District is required to pay an annual fee to the Department of Economic Opportunity.

**Electric**

Electricity to maintain district property.

**Stormwater Management**

Expenses related to the effort to reduce runoff of rainwater into streets and lawns.

**General Insurance**

General liability insurance.

**General Repair and Maintenance**

Repair for items on District property.

**Lake Fountain & Maintenance**

Maintenance of lake fountain.

**Lake Maintenance**

Maintenance of lake owned by District.

**Landscape Maintenance & Material**

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

**R&M Contingency**

Other expenses incurred throughout the year.



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-05, Levying O&M  
Assessments and Certifying an Assessment Roll

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tomoka Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Flagler County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

**TOMOKA COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
**Budget**

EXHIBIT A

Tomoka Community Development District

Proposed Fiscal Year 2024 Annual Operational & Maintenance Budget

	Approved FY 2023 Budget	Proposed FY 2024 Budget
<b>Revenues</b>		
Maintenance Assessments	284,086.97	315,174.53
Off Roll Assessments (Master)	55,981.03	52,075.47
Other Income & Other Financing Sources	0.00	0.00
Interest Income	0.00	0.00
Carry Forward	0.00	0.00
<b>TOTAL NET REVENUE</b>	<b>\$340,068.00</b>	<b>\$367,250.00</b>
<b>Master - Administration</b>		
Supervisor Fees	4,000.00	4,000.00
Public Official Insurance	3,293.00	3,475.00
Trustee Fees	6,000.00	6,000.00
District Management Fees	22,000.00	24,200.00
Management Fees - Field	18,000.00	18,000.00
Engineering Fees	1,000.00	1,000.00
Dissemination Agent	3,000.00	3,000.00
District Counsel	5,000.00	5,000.00
Assessment Administration	7,500.00	7,500.00
Reamortization Schedule	250.00	250.00
Audit Fees	4,200.00	4,200.00
Arbitrage	1,000.00	1,000.00
Travel & Per Diem	250.00	250.00
Legal Advertising	2,500.00	2,500.00
Meeting Room	250.00	250.00
Website	2,820.00	2,820.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	450.00	450.00
Dues, Licenses & Fees	175.00	175.00
<b>Total Master - Administration</b>	<b>\$81,688.00</b>	<b>\$84,070.00</b>
<b>Master - Collector Road</b>		
Electric	14,160.00	14,160.00
Lake Maintenance	1,800.00	1,800.00
Lake Bank Landscape Maintenance	19,320.00	19,320.00
<b>Total Master - Collector Road</b>	<b>\$35,280.00</b>	<b>\$35,280.00</b>
<b>TOTAL MASTER</b>	<b>\$116,968.00</b>	<b>\$119,350.00</b>
<b>Neighborhood</b>		
Electric	84,920.00	91,400.00
Stormwater R&M (Canal Maintenance)	25,000.00	30,000.00
General Insurance	4,280.00	4,500.00
Lake Fountain & Maintenance	12,000.00	15,000.00
Lake Maintenance	39,900.00	50,000.00
Lake Bank Landscape Maintenance	47,000.00	47,000.00
Repairs & Maintenance (General / Contingency)	10,000.00	10,000.00
<b>Total Neighborhood</b>	<b>\$223,100.00</b>	<b>\$247,900.00</b>
<b>TOTAL NEIGHBORHOOD</b>	<b>\$223,100.00</b>	<b>\$247,900.00</b>
<b>TOTAL BUDGET</b>	<b>\$340,068.00</b>	<b>\$367,250.00</b>
	<b>Net</b>	<b>Gross</b>
Master Units	\$62.29	\$66.27
Neighborhood Units	\$229.54	\$244.19
	<b>\$291.83</b>	<b>\$310.46</b>
	Current Year Proposed Assessment Net	\$291.83
	Current Year Proposed Assessment Gross	\$310.46
	Prior Year Proposed Assessment Net	\$284.37
	Prior Year Proposed Assessment Gross	\$302.52
Direct Bill/Funding Agreement		\$52,075.47
Tax Roll (Phase 9b)		\$23,638.09
Tax Roll (Phases 1-9 & Phase 12b - 13)		<b>\$291,536.44</b>
<b>TOTAL UNITS</b>		<b>\$367,250.00</b>

Tomoka CDD  
Proposed Debt Service Fund Budget  
Series 2017 Special Assessment Bonds FY 2024  
"Exhibit B"

<u>Description</u>	<u>FY 2024 Budget</u>
<b><u>Revenues:</u></b>	
Special Assessments	\$1,461,094
<b>Total Revenues</b>	<b><u>\$1,461,094</u></b>
<b><u>Expenditures:</u></b>	
Series 2017 -Interest 11/1/23	\$335,906
Series 2017 - Interest 5/1/24	\$335,906
Series 2017 - Principal 5/1/24	\$465,000
<b>Total Expenditures</b>	<b><u>\$1,136,813</u></b>
<b>Excess Revenues / (Expenditures)</b>	<b><u>\$324,281</u></b>
Series 2017 - 11/1/24 Interest	\$324,281.25



**Exhibit B**

Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

GEO ID	Gross Debt Service	Gross O&M
03-13-31-0000-01010-0020		
03-13-31-0000-01010-0030		
03-13-31-0650-000C0-0040		
03-13-31-0650-000C0-0041		
03-13-31-0650-000C0-0042		
03-13-31-5120-2AF01-0010	790.17	310.46
03-13-31-5120-2AF01-0020	790.17	310.46
03-13-31-5120-2AF01-0030	790.17	310.46
03-13-31-5120-2AF01-0040	790.17	310.46
03-13-31-5120-2AF01-0050	790.17	310.46
03-13-31-5120-2AF01-0060	790.17	310.46
03-13-31-5120-2AF01-0070	938.32	310.46
03-13-31-5120-2AF01-0080	938.32	310.46
03-13-31-5120-2AF01-0090	790.17	310.46
03-13-31-5120-2AF01-00A0		
03-13-31-5120-2AF01-00B0		
03-13-31-5120-2AF01-00C0		
03-13-31-5120-2AF01-00D0		
03-13-31-5120-2AF01-00E0		
03-13-31-5120-2AF01-00F0		
03-13-31-5120-2AF01-00G0		
03-13-31-5120-2AF01-00H0		
03-13-31-5120-2AF01-0100	790.17	310.46
03-13-31-5120-2AF01-0110	790.17	310.46
03-13-31-5120-2AF01-0120	938.32	310.46
03-13-31-5120-2AF01-0130	938.32	310.46
03-13-31-5120-2AF01-0140	938.32	310.46
03-13-31-5120-2AF01-0150	938.32	310.46
03-13-31-5120-2AF01-0160	938.32	310.46
03-13-31-5120-2AF01-0170	938.32	310.46
03-13-31-5120-2AF01-0180	938.32	310.46
03-13-31-5120-2AF01-0190	938.32	310.46
03-13-31-5120-2AF01-0200	938.32	310.46
03-13-31-5120-2AF01-0210	938.32	310.46
03-13-31-5120-2AF01-0220	790.17	310.46
03-13-31-5120-2AF01-0230	790.17	310.46
03-13-31-5120-2AF01-0240	938.32	310.46
03-13-31-5120-2AF01-0250	790.17	310.46
03-13-31-5120-2AF01-0260	790.17	310.46
03-13-31-5120-2AF01-0270	790.17	310.46
03-13-31-5120-2AF01-0280	790.17	310.46
03-13-31-5120-2AF01-0290	938.32	310.46
03-13-31-5120-2AF01-0300	790.17	310.46
03-13-31-5120-2AF01-0310	938.32	310.46
03-13-31-5120-2AF01-0320	938.32	310.46
03-13-31-5120-2AF01-0330	938.32	310.46

03-13-31-5120-2AF01-0340	938.32	310.46
03-13-31-5120-2AF01-0350	938.32	310.46
03-13-31-5120-2AF01-0360	938.32	310.46
03-13-31-5120-2AF01-0370	938.32	310.46
03-13-31-5120-2AF01-0380	938.32	310.46
03-13-31-5120-2AF01-0390	938.32	310.46
03-13-31-5120-2AF01-0400	938.32	310.46
03-13-31-5120-2AF01-0410	938.32	310.46
03-13-31-5120-2AF01-0420	938.32	310.46
03-13-31-5120-2AF01-0430	938.32	310.46
03-13-31-5120-2AF01-0440	938.32	310.46
03-13-31-5120-2AF01-0450	938.32	310.46
03-13-31-5120-2AF01-0460	938.32	310.46
03-13-31-5120-2AF01-0470	938.32	310.46
03-13-31-5120-2AF01-0480	938.32	310.46
03-13-31-5120-2AF01-0490	938.32	310.46
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03-13-31-5120-2AF01-0580	790.17	310.46
03-13-31-5120-2AF01-0590	790.17	310.46
03-13-31-5120-2AF01-0600	938.32	310.46
03-13-31-5120-2AF01-0610	938.32	310.46
03-13-31-5120-2AF01-0620	938.32	310.46
03-13-31-5120-2AF01-0630	790.17	310.46
03-13-31-5120-2AF01-0640	938.32	310.46
03-13-31-5120-2AF01-0650	938.32	310.46
03-13-31-5120-2AF01-0660	938.32	310.46
03-13-31-5120-2AF01-0670	790.17	310.46
03-13-31-5120-2AF01-0680	790.17	310.46
03-13-31-5120-2AF01-0690	790.17	310.46
03-13-31-5120-2AF01-0700	790.17	310.46
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03-13-31-5120-2AF01-0720	938.32	310.46
03-13-31-5120-2AF01-0730	790.17	310.46
03-13-31-5120-2AF01-0740	938.32	310.46
03-13-31-5120-2AF01-0750	938.32	310.46
03-13-31-5120-2AF01-0760	938.32	310.46
03-13-31-5120-2AF01-0770	938.32	310.46
03-13-31-5120-2AF01-0780	938.32	310.46
03-13-31-5120-2AF01-0790	938.32	310.46
03-13-31-5120-2AF01-0800	790.17	310.46

03-13-31-5120-2AF01-0810	790.17	310.46
03-13-31-5120-2AF01-0820	938.32	310.46
03-13-31-5120-2AF01-0830	938.32	310.46
03-13-31-5120-2AF01-0840	790.17	310.46
03-13-31-5120-2AF01-0850	938.32	310.46
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03-13-31-5120-2AF01-0870	938.32	310.46
03-13-31-5120-2AF01-0880	938.32	310.46
03-13-31-5120-2AF01-0890	938.32	310.46
03-13-31-5120-2AF01-0900	938.32	310.46
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03-13-31-5120-2AF02-00B2		
03-13-31-5120-2AF02-00C2		
03-13-31-5120-2AF02-00D2		
03-13-31-5120-2AF02-00E2		
03-13-31-5120-2AF02-00F2		
03-13-31-5120-2AF02-00G2		
03-13-31-5120-2AF02-00H2		
03-13-31-5120-2AF02-0910	938.32	310.46
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03-13-31-5120-2AF02-0960	790.17	310.46
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03-13-31-5120-2AF02-1040	938.32	310.46
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03-13-31-5120-2AF02-1160	938.32	310.46
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03-13-31-5120-2AF02-1240	938.32	310.46
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03-13-31-5120-2AF02-1270	790.17	310.46
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03-13-31-5120-2AF02-1290	938.32	310.46
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03-13-31-5120-2AF02-1370	938.32	310.46
03-13-31-5120-2AF02-1380	938.32	310.46
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03-13-31-5120-2AF02-1430	790.17	310.46
03-13-31-5120-2AF02-1440	938.32	310.46
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03-13-31-5120-2AF02-1460	938.32	310.46
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03-13-31-5120-2AF02-1540	790.17	310.46
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03-13-31-5120-2AF03-00M3		
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03-13-31-5120-2AF03-0130	938.32	310.46
03-13-31-5120-2AF03-0140	938.32	310.46
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03-13-31-5120-2AF03-0160	938.32	310.46
03-13-31-5120-2AF03-0170	938.32	310.46
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03-13-31-5120-2AF03-0200	938.32	310.46
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03-13-31-5120-2AF03-0230	938.32	310.46
03-13-31-5120-2AF03-0240	938.32	310.46
03-13-31-5120-2AF03-0250	938.32	310.46
03-13-31-5120-2AF03-0260	938.32	310.46
03-13-31-5120-2AF03-0270	938.32	310.46
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03-13-31-5120-2AF03-0310	938.32	310.46
03-13-31-5120-2AF03-0320	938.32	310.46
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03-13-31-5120-2AF03-0340	938.32	310.46
03-13-31-5120-2AF03-0350	938.32	310.46
03-13-31-5120-2AF03-0360	938.32	310.46
03-13-31-5120-2AF03-0370	938.32	310.46
03-13-31-5120-2AF03-0380	938.32	310.46
03-13-31-5120-2AF03-0390	938.32	310.46
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03-13-31-5120-2AF03-0410	938.32	310.46
03-13-31-5120-2AF03-0420	938.32	310.46
03-13-31-5120-2AF03-0430	938.32	310.46
03-13-31-5120-2AF03-0440	938.32	310.46
03-13-31-5120-2AF03-0450	938.32	310.46
03-13-31-5120-2AF03-0460	938.32	310.46

03-13-31-5120-2AF03-0470	938.32	310.46
03-13-31-5120-2AF03-0480	938.32	310.46
03-13-31-5120-2AF03-0490	938.32	310.46
03-13-31-5120-2AF03-0500	938.32	310.46
03-13-31-5120-2AF03-0510	938.32	310.46
03-13-31-5120-2AF03-0520	938.32	310.46
03-13-31-5120-2AF03-0530	938.32	310.46
03-13-31-5120-2AF03-0540	938.32	310.46
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03-13-31-5120-2AF03-0560	938.32	310.46
03-13-31-5120-2AF03-0570	938.32	310.46
03-13-31-5120-2AF03-0580	938.32	310.46
03-13-31-5120-2AF03-0590	938.32	310.46
03-13-31-5120-2AF03-0600	938.32	310.46
03-13-31-5120-2AF03-0610	938.32	310.46
03-13-31-5120-2AF03-0620	938.32	310.46
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03-13-31-5120-2AF04-0060	938.32	310.46
03-13-31-5120-2AF04-0070	938.32	310.46
03-13-31-5120-2AF04-0080	938.32	310.46
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03-13-31-5120-2AF04-0100	938.32	310.46
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03-13-31-5120-2AF04-0120	938.32	310.46
03-13-31-5120-2AF04-0130	938.32	310.46
03-13-31-5120-2AF04-0140	938.32	310.46
03-13-31-5120-2AF04-0150	938.32	310.46
03-13-31-5120-2AF04-0160	938.32	310.46
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03-13-31-5120-2AF04-0190	938.32	310.46
03-13-31-5120-2AF04-0200	938.32	310.46
03-13-31-5120-2AF04-0210	938.32	310.46
03-13-31-5120-2AF04-0220	938.32	310.46
03-13-31-5120-2AF04-0230	938.32	310.46
03-13-31-5120-2AF04-0240	938.32	310.46
03-13-31-5120-2AF04-0250	938.32	310.46
03-13-31-5120-2AF04-0260	938.32	310.46
03-13-31-5120-2AF04-0270	938.32	310.46
03-13-31-5120-2AF04-0280	938.32	310.46
03-13-31-5120-2AF04-0290	938.32	310.46
03-13-31-5120-2AF04-0300	938.32	310.46
03-13-31-5120-2AF04-0310	938.32	310.46

03-13-31-5120-2AF04-0320	938.32	310.46
03-13-31-5120-2AF04-0330	938.32	310.46
03-13-31-5120-2AF04-0340	938.32	310.46
03-13-31-5120-2AF04-0350	938.32	310.46
03-13-31-5120-2AF04-0360	938.32	310.46
03-13-31-5120-2AF04-0370	938.32	310.46
03-13-31-5120-2AF04-0380	938.32	310.46
03-13-31-5120-2AF04-0390	938.32	310.46
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03-13-31-5120-2AF04-0420	938.32	310.46
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0.00	0.00
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**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-06, Adopting the  
Annual Meeting Schedule for Fiscal Year 2023-2024

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE TOMOKA COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING THE ANNUAL MEETING  
SCHEDULE FOR FISCAL YEAR 2023-2024**

**WHEREAS**, the Tomoka Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2023-2024 annual meeting schedule as attached in **Exhibit A**.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD  
OF THE TOMOKA COMMUNITY DEVELOPMENT  
DISTRICT**

1. The Fiscal Year 2023-2024 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

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

**PASSED AND ADOPTED THIS 11th DAY OF JULY 2023.**

**ATTEST:**

**TOMOKA COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024**

October 10, 2023

January 9, 2024

April 9, 2024

July 9, 2024

All meetings will convene at 10:00 a.m. at 150 Flagler Plaza Drive, Palm Coast, FL, 32137

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-07,  
Declaring Vacancies on the Board

## **RESOLUTION 2023-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 3, 4, 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, on November 15, 2022, three (3) member of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period, no one qualified to run for Seats 3, 4, and 5; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

**SECTION 1.** The following seats are hereby declared vacant effective as of November 15, 2022:

Seat #3 (currently held by Amos Cheatham)  
Seat #4 (currently held by Dennis Veraldi)  
Seat #5 (currently held by Kelly White)

**SECTION 2.** Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023.

ATTEST:

**TOMOKA COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Storm Erosion Repairs Proposal

# HAZEN CONSTRUCTION, LLC

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June 5, 2023

VIA EMAIL: [mhall@HOAMgtFL.com](mailto:mhall@HOAMgtFL.com)

1 page total

Plantation Bay Community Association  
103A North Lake Drive  
Ormond Beach, Florida 32174  
Attn: Margie Hall

**RE: Storm Erosion Repairs – Edgewood Ct.**

Dear Margie,

Hazen Construction is pleased to submit this proposal for repairs to the existing storm system and pond slope grading located in the pond on the corner of Edgewood Ct. and Stirling Bridge Dr. The cost and scope are broken out below:

**Correct Erosion Issue and Fix Washout Around Miter**

- The power and control for the fountain in the pond are located up the hill from the washed out miter. A channel has formed around the fountain equipment that concentrates flow around the miter causing the washout.
- Refill dirt washed out by issue noted above.
- Install added yard inlet to catch surface flow at top of slope that will redirect the water through an 8" discharge pipe directly into the pond.
- Backfill and regrade area. HC assumes dirt available in Westlake 9 may be used for backfill. Replace damaged sod from access as needed. Re-grass work area using St. Augustine for both; watering not included.
- The cost for this activity is \$8,256 pending confirmation of existing utility locations (in progress).
- *If the HOA wants a more economical option, HC can only refill the washout/re-sod the area for \$4,062; however, we expect the issue will re-emerge in the future.*

We are willing to meet with the HOA to discuss this proposal in more detail at your earliest convenience to confirm / clarify the overall scope and understanding. If you would like us to complete this work, please let me know and we will schedule accordingly. If you have any questions or require additional information, please give me a call.

Sincerely,  
**Hazen Construction**



**Thomas Medeiros**  
General Manager

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Letter from the Supervisor of Elections- Flagler County



***Kaiti Lenhart*** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901 Phone  
(386) 313-4170 ★ Fax (386) 313-4171 ★ [www.FlaglerElections.gov](http://www.FlaglerElections.gov)

April 26, 2023

Vivian Carvalho  
Senior District Manager  
PFM Group Consulting, LLC  
3501 Quadrangle Blvd, Ste 270  
Orlando, Florida 32817

**RE: CDD Registered Voters**

Dear Vivian Carvalho:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Tomoka Community Development District as of April 15, 2023 is **1401**.

If you have any questions or require any further assistance, please contact this office.

Thank you,

***Kaiti Lenhart***  
Supervisor of Elections

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of FY 2022 Audit Report

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Tomoka Community Development District  
Flagler County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information is the responsibility of management. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 24, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 24, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tomoka Community Development District, Flagler County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,658,602).
- The change in the District's total net position in comparison with the prior fiscal year was \$99,481 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,709,002, an increase of \$40,822 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 1,732,929	\$ 1,647,142
Capital assets, not being depreciated	8,436,810	9,168,412
Total assets	10,169,739	10,815,554
Liabilities, excluding long-term liabilities	313,224	313,397
Long-term liabilities	12,515,117	13,334,921
Total liabilities	12,828,341	13,648,318
Net Position		
Net investment in capital assets	(4,076,708)	(4,164,913)
Restricted for debt service	1,273,377	1,258,480
Unrestricted	144,729	73,669
Total net position	\$ (2,658,602)	\$ (2,832,764)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,475,763	\$ 1,386,638
Operating grants and contributions	2,868	1,114
Capital grants and contributions	3	1
General revenues		
Interest income	114	562
Total revenues	1,478,748	1,388,315
Expenses:		
General government	79,450	67,860
Maintenance and operations	587,964	524,882
Interest	711,853	744,527
Total expenses	1,379,267	1,337,269
Change in net position	99,481	51,046
Net position - beginning	(2,758,083)	(2,883,810)
Net position - ending	\$ (2,658,602)	\$ (2,832,764)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,379,267. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year. In total, expenses, including depreciation, increased from the prior fiscal year, most of the increase was the result of an increase in maintenance including electricity and fountain repairs expenses.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$12,506,283 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,069,473 has been taken, which resulted in a net book value of \$8,436,810. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$12,700,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tomoka Community Development District's Finance Department at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 155,881
Investments	9,117
Assessments receivable	83,020
Interest receivable	1,854
Prepaid items	2,245
Restricted assets:	
Investments	1,480,812
Capital assets:	
Nondepreciable	1,532,261
Depreciable, net	6,904,549
Total assets	<u>10,169,739</u>
<b>LIABILITIES</b>	
Accounts payable	23,927
Accrued interest payable	289,297
Non-current liabilities:	
Due within one year	450,000
Due in more than one year	12,065,117
Total liabilities	<u>12,828,341</u>
<b>NET POSITION</b>	
Net investment in capital assets	(4,076,708)
Restricted for debt service	1,273,377
Unrestricted	144,729
Total net position	<u>\$ (2,658,602)</u>

See notes to the financial statements

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 79,450	\$ 79,450	\$ -	\$ -	\$ -
Maintenance and operations	587,964	260,572	-	3	(327,389)
Interest on long-term debt	711,853	1,135,741	2,868	-	426,756
Total governmental activities	1,379,267	1,475,763	2,868	3	99,367
General revenues:					
Unrestricted investment earnings					114
Total general revenues					114
Change in net position					99,481
Net position - beginning					(2,758,083)
Net position - ending					<u>\$ (2,658,602)</u>

See notes to the financial statements

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 155,881	\$ -	\$ -	\$ 155,881
Investments	9,117	1,479,215	1,597	1,489,929
Assessments receivable	1,385	81,635	-	83,020
Interest receivable	28	1,824	2	1,854
Prepaid items	2,245	-	-	2,245
Total assets	<u>\$ 168,656</u>	<u>\$ 1,562,674</u>	<u>\$ 1,599</u>	<u>\$ 1,732,929</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 23,927	\$ -	\$ -	\$ 23,927
Total liabilities	<u>23,927</u>	<u>-</u>	<u>-</u>	<u>23,927</u>
Fund balances:				
Nonspendable:				
Prepaid items	2,245	-	-	2,245
Restricted for:				
Debt service	-	1,562,674	-	1,562,674
Capital projects	-	-	1,599	1,599
Unassigned	142,484	-	-	142,484
Total fund balances	<u>144,729</u>	<u>1,562,674</u>	<u>1,599</u>	<u>1,709,002</u>
Total liabilities and fund balances	<u>\$ 168,656</u>	<u>\$ 1,562,674</u>	<u>\$ 1,599</u>	<u>\$ 1,732,929</u>

See notes to the financial statements



**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,709,002

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	12,506,283	
Accumulated depreciation	<u>(4,069,473)</u>	8,436,810

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(289,297)	
Bonds payable	(12,700,000)	
Unamortized bond issuance discount	<u>184,883</u>	<u>(12,804,414)</u>
Net position of governmental activities		<u><u>\$ (2,658,602)</u></u>

See notes to the financial statements

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 340,022	\$ 1,135,741	\$ -	\$ 1,475,763
Interest income	114	2,868	3	2,985
Total revenues	340,136	1,138,609	3	1,478,748
<b>EXPENDITURES</b>				
Current:				
General government	79,450	-	-	79,450
Maintenance and operations	222,163	-	-	222,163
Debt service:				
Principal	-	425,000	-	425,000
Interest	-	711,313	-	711,313
Total expenditures	301,613	1,136,313	-	1,437,926
Excess (deficiency) of revenues over (under) expenditures	38,523	2,296	3	40,822
Fund balances - beginning	106,206	1,560,378	1,596	1,668,180
Fund balances - ending	\$ 144,729	\$ 1,562,674	\$ 1,599	\$ 1,709,002

See notes to the financial statements

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 40,822
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(365,801)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	425,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(7,598)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>7,058</u>
Change in net position of governmental activities	<u><u>\$ 99,481</u></u>

See notes to the financial statements

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Tomoka Community Development District (the "District") was created by rule of the Florida Land and Water Adjudicatory Commission effective October 2, 2003 under Chapter 42LL-1. The Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, one Board member was affiliated with ICI Homes ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Improvement other than buildings	30
Infrastructure - water control and other	30

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.



## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 1,480,812	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	9,117	S&P AAAm	Weighted average of the portfolio: 48 days
Total Investments	<u>\$ 1,489,929</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 1,532,261	\$ -	\$ -	\$ 1,532,261
Total capital assets, not being depreciated	1,532,261	-	-	1,532,261
Capital assets, being depreciated				
Improvement other than buildings	368,256	-	-	368,256
Infrastructure - water control and other	10,605,766	-	-	10,605,766
Total capital assets, being depreciated	10,974,022	-	-	10,974,022
Less accumulated depreciation for:				
Improvement other than buildings	214,306	12,275	-	226,581
Infrastructure - water control and other	3,489,366	353,526	-	3,842,892
Total accumulated depreciation	3,703,672	365,801	-	4,069,473
Total capital assets, being depreciated, net	7,270,350	(365,801)	-	6,904,549
Governmental activities capital assets	\$ 8,802,611	\$ (365,801)	\$ -	\$ 8,436,810

Depreciation expense was charged to the maintenance and operations function.

At September 30, 2022, there is a balance of \$198,211 in the Deferred Cost Series 2017 Bond account. The District has not yet determined if a liability exists for deferred obligations/costs.

## NOTE 6 – LONG-TERM LIABILITIES

On February 22, 2017, the District issued \$14,675,000 of Capital Improvement and Refunding Revenue Bonds, Series 2017 consisting of \$1,975,000 Term Bonds due May 1, 2022 with a fixed interest rate of 4%, \$2,470,000 Term Bonds due May 1, 2027 with a fixed interest rate of 5%, \$3,700,000 Term Bonds due May 1, 2035 with a fixed interest rate of 5.5%, and \$6,530,000 Term Bonds due May 1, 2046 with a fixed interest rate of 5.625%. The Bonds were issued to refund the Series 2004A bonds and to finance the cost of acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2017. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2046.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017 Bonds	\$ 13,125,000	\$ -	\$ 425,000	\$ 12,700,000	\$ 450,000
Less: Original issuance discount	(192,481)	-	(7,598)	(184,883)	-
Total	\$ 12,932,519	\$ -	\$ 417,402	\$ 12,515,117	\$ 450,000

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 450,000	\$ 694,313	\$ 1,144,313
2024	465,000	671,813	1,136,813
2025	495,000	648,563	1,143,563
2026	520,000	623,813	1,143,813
2027	540,000	597,813	1,137,813
2028-2032	3,230,000	2,514,831	5,744,831
2033-2037	3,050,000	1,545,669	4,595,669
2038-2042	1,945,000	904,781	2,849,781
2043-2046	2,005,000	289,969	2,294,969
Total	<u>\$ 12,700,000</u>	<u>\$ 8,491,565</u>	<u>\$ 21,191,565</u>

**NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 337,850	\$ 340,022	\$ 2,172
Interest income	-	114	114
Total revenues	<u>337,850</u>	<u>340,136</u>	<u>2,286</u>
EXPENDITURES			
Current:			
General government	79,700	79,450	250
Maintenance and operations	258,150	222,163	35,987
Total expenditures	<u>337,850</u>	<u>301,613</u>	<u>36,237</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	38,523	<u>\$ 38,523</u>
Fund balance - beginning		<u>106,206</u>	
Fund balance - ending		<u>\$ 144,729</u>	

See notes to required supplementary information

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022, was amended to reallocate appropriations. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	4
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$53,807.11
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance - \$301.17 Debt service - \$895.14-\$2,013.87
Special assessments collected FYE 9/30/2022	\$1,475,763.46
Outstanding Bonds:	
Series 2017 due May 1, 2046,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Tomoka Community Development District  
Flagler County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 7, 2022.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 24, 2023





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Tomoka Community Development District  
Flagler County, Florida

We have examined Tomoka Community Development District, Flagler County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tomoka Community Development District, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 24, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Tomoka Community Development District  
Flagler County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 24, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2022, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tomoka Community Development District, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tomoka Community Development District, Flagler County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 24, 2023

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations 153 – 181

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 153  
10/6/2022

Item No.	Payee	Invoice	General Fund FY 2022	General Fund FY 2023
<b>1</b>	<b>Clear Waters</b>			
	Lake Management (Lakes 1-40): October 2022	127184		\$ 3,455.00
<b>2</b>	<b>FPL (paid online)</b>			
	1902 BAY DR #LIGHTS; 09/01/22-10/03/22	Acct. 06348-96468	\$ 32.51	
	830 CREEKWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 10429-04555	\$ 29.03	
	776 COBBLESTONE WAY # FOUNT 16B; 09/01/22-10/03/22	Acct. 16257-77592	\$ 25.84	
	816 CREEKWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 29713-93554	\$ 27.11	
	341 STIRLING BRIDGE DR#FNTAIN; 09/01/22-10/03/22	Acct. 30179-85056	\$ 121.94	
	842 CREEKWOOD DR #WELL; 09/01/22-10/03/22	Acct. 32207-00334	\$ 497.20	
	715 STIRLING BRIDGE DR #FOUNTAIN; 09/01/22-10/03/22	Acct. 34913-15309	\$ 297.81	
	804 EDGEWOOD CT #FOUNTAIN; 09/01/22-10/03/22	Acct. 35110-93258	\$ 302.22	
	1 STIRLING BRIDGE DR;09/01/22-10/03/22	Acct. 38557-52527	\$ 1,209.85	
	1882 BAY DR #FOUNT; 09/01/22-10/03/22	Acct. 43768-60427	\$ 473.34	
	870 CREEKWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 44494-65261	\$ 30.70	
	620 ELK RIVER DR #FOUNTAIN; 09/01/22-10/03/22	Acct. 52826-54275	\$ 111.28	
	650 ELK RIVER DR #FOUNT; 09/01/22-10/03/22	Acct. 56589-03421	\$ 289.81	
	709 COBBLESTONE DR # FOUNTAIN; 09/01/22-10/03/22	Acct. 57897-75599	\$ 147.66	
	715 STIRLING BRIDGE DR #PUMP; 09/01/22-10/03/22	Acct. 58441-35300	\$ 26.55	
	862 PINEWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 59968-73559	\$ 27.75	
	405 STIRLING BRIDGE DR #FNTAIN; 09/01/22-10/03/22	Acct. 67705-95053	\$ 128.89	
	674 SOUTHLAKE DR #FOUNT; 09/01/22-10/03/22	Acct. 69851-81426	\$ 111.87	
	1046 STONE LAKE DR # FOUNTAIN; 09/01/22-10/03/22	Acct. 70868-78597	\$ 137.58	
	890 CREEKWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 74074-85262	\$ 29.11	
	828 PINEWOOD DR #FOUNTAIN; 09/01/22-10/03/22	Acct. 76659-43556	\$ 26.11	
	665 SOUTHLAKE DR #FOUNT; 09/01/22-10/03/22	Acct. 79959-72424	\$ 109.87	
	0 ST-LGT #WESTLAKE; 09/01/22-10/03/22	Acct. 80795-77055	\$ 324.65	
	776 COBBLESTONE WAY # LAKE 18; 09/01/22-10/03/22	Acct. 81025-76421	\$ 130.29	
	842 CREEKWOOD DR #LIGHTS; 09/01/22-10/03/22	Acct. 92959-45266	\$ 27.75	
<b>3</b>	<b>Landcare Management</b>			
	Landscape Maintenance: October 2022	15435		\$ 5,914.10
<b>4</b>	<b>PFM Group Consulting LLC</b>			
	Agenda Copies: July 2022	121890	\$ 147.00	
	Tax Roll Preparation and Submission: FY 2023	121967		\$ 7,500.00
	District Management Fee: October 2022	DM-10-2022-48		\$ 1,833.33
<b>5</b>	<b>Sky's the Limit Handyman Service</b>			
	Electrical Repairs: September 2022	7112	\$ 855.59	
Subtotal			\$ 5,679.31	\$18,702.43
<b>TOTAL</b>			<b>\$24,381.74</b>	

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kelley White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 154**

10/13/2022

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Landcare Management</b> Post-Hurricane Fallen Tree Disposal	15470	\$ 836.00
<b>TOTAL</b>			<b>\$ 836.00</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kenny Quinto*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 155

10/20/2022

Item No.	Payee	Invoice	General Fund FY 2022	General Fund FY 2023
1	<b>Clear Waters</b> Rake Boat - Algae Removal	125853	\$ 1,200.00	
2	<b>FPL (paid online)</b> 14 SOUTHAMPTON ST #FOUNTAIN; 09/10/22-10/11/22 105 LONGRIDGE LN #FOUNTAIN; 09/10/22-10/11/22 13 LONGRIDGE LN #FOUNTAIN; 09/10/22-10/11/22 305 STIRLING BRIDGE DR #FNTAIN; 09/09/22-10/10/22 32 SOUTHAMPTON ST #FOUNTAIN; 09/10/22-10/11/22	Acct. 07725-87150 Acct. 21835-08155 Acct. 26429-97155 Acct. 46427-75052 Acct. 70791-97153	\$ 362.23 \$ 167.48 \$ 108.27 \$ 25.94 \$ 210.81	
Subtotal			\$ 2,074.73	\$ -
<b>TOTAL</b>			<b>\$2,074.73</b>	

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kary White*  
Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 156  
11/3/2022

Item No.	Payee	Invoice	General Fund FY 2023
<b>1</b>	<b>FPL (paid online)</b>		
	1902 BAY DR #LIGHTS; 10/03/22-11/01/22	Acct. 06348-96468	\$ 32.24
	830 CREEKWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 10429-04555	\$ 28.66
	776 COBBLESTONE WAY # FOUNT 16B; 10/03/22-11/01/22	Acct. 16257-77592	\$ 25.84
	816 CREEKWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 29713-93554	\$ 26.77
	341 STIRLING BRIDGE DR#FNTAIN; 10/03/22-11/01/22	Acct. 30179-85056	\$ 113.60
	842 CREEKWOOD DR #WELL; 10/03/22-11/01/22	Acct. 32207-00334	\$ 460.70
	828 PINWOOD DR #LIGHTS; 09/16/22-10/18/22	Acct. 33081-72323	\$ 498.13
	715 STIRLING BRIDGE DR #FOUNTAIN; 10/03/22-11/01/22	Acct. 34913-15309	\$ 280.78
	804 EDGEWOOD CT #FOUNTAIN; 10/03/22-11/01/22	Acct. 35110-93258	\$ 289.01
	1 STIRLING BRIDGE DR;10/03/22-11/01/22	Acct. 38557-52527	\$ 1,209.85
	1882 BAY DR #FOUNT; 10/03/22-11/01/22	Acct. 43768-60427	\$ 465.11
	870 CREEKWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 44494-65261	\$ 30.47
	620 ELK RIVER DR #FOUNTAIN; 10/03/22-11/01/22	Acct. 52826-54275	\$ 31.86
	650 ELK RIVER DR #FOUNT; 10/03/22-11/01/22	Acct. 56589-03421	\$ 268.97
	709 COBBLESTONE DR # FOUNTAIN; 10/03/22-11/01/22	Acct. 57897-75599	\$ 139.67
	715 STIRLING BRIDGE DR #PUMP; 10/03/22-11/01/22	Acct. 58441-35300	\$ 55.78
	862 PINWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 59968-73559	\$ 27.75
	405 STIRLING BRIDGE DR #FNTAIN; 10/03/22-11/01/22	Acct. 67705-95053	\$ 121.36
	674 SOUTHLAKE DR #FOUNT; 10/03/22-11/01/22	Acct. 69851-81426	\$ 105.50
	1046 STONE LAKE DR # FOUNTAIN; 10/03/22-11/01/22	Acct. 70868-78597	\$ 77.80
	890 CREEKWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 74074-85262	\$ 29.72
	828 PINWOOD DR #FOUNTAIN; 10/03/22-11/01/22	Acct. 76659-43556	\$ 86.60
	665 SOUTHLAKE DR #FOUNT; 10/03/22-11/01/22	Acct. 79959-72424	\$ 101.55
	0 ST-LGT #WESTLAKE; 10/03/22-11/01/22	Acct. 80795-77055	\$ 324.65
	776 COBBLESTONE WAY # LAKE 18; 10/03/22-11/01/22	Acct. 81025-76421	\$ 118.71
	842 CREEKWOOD DR #LIGHTS; 10/03/22-11/01/22	Acct. 92959-45266	\$ 27.75
<b>2</b>	<b>Sky's the Limit Handyman Service</b>		
	Electrical Repairs: October 2022	7152	\$ 719.89
<b>3</b>	<b>Westlake at Plantation Bay</b>		
	Management Fee: November 2022	NOVEMBER 2022	\$ 1,500.00
<b>TOTAL</b>			<b>\$ 7,198.72</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Karyn White*  
Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 157**

11/10/2022

Item No.	Payee	Invoice	General Fund FY 2022	General Fund FY 2023
1	<b>Clear Waters</b> Lake Management (Lakes 1-40): November 2022	128029		\$ 3,455.00
2	<b>FPL (paid online)</b> 14 SOUTHAMPTON ST #FOUNTAIN; 10/11/22-11/09/22 105 LONGRIDGE LN #FOUNTAIN; 10/11/22-11/09/22 13 LONGRIDGE LN #FOUNTAIN; 10/11/22-11/09/22 305 STIRLING BRIDGE DR #FNTAIN; 10/10/22-11/08/22 32 SOUTHAMPTON ST #FOUNTAIN; 10/11/22-11/09/22	Acct: 07725-87150 Acct. 21835-08155 Acct. 26429-97155 Acct. 46427-75052 Acct. 70791-97153		\$ 237.57 \$ 162.71 \$ 84.17 \$ 25.94 \$ 204.31
3	<b>Landcare Management</b> Stormwater Drainage Easement Cleanup	15350	\$ 335.00	
Subtotal			\$ 335.00	\$ 6,389.59
<b>TOTAL</b>			<b>\$6,724.59</b>	

  
Secretary/Assistant Secretary

  
Chairperson

**TOMOKA**  
**COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 158

11/17/2022

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Daytona Beach News-Journal</b> Legal Advertising on 10/04/22 (Ad: 7828491)	5037303	\$ 163.20
<b>TOTAL</b>			<b>\$ 2,383.09</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerry White*  
Chairperson

**TOMOKA**  
**COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 159  
12/1/2022

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Rake Boat Services/Cleanup	128249	\$ 1,150.00
2	<b>Department of Economic Opportunity</b> FY 2023 Special District Fee	86702	\$ 175.00
3	<b>FPL (paid online)</b> 828 PINWOOD DR #LIGHTS; 10/18/22-11/16/22	Acct. 33081-72323	\$ 466.49
4	<b>Kutak Rock</b> General Counsel Through 10/31/22	3141452	\$ 445.00
5	<b>Landcare Management</b> Landscape Maintenance: November 2022	15535	\$ 5,914.10
6	<b>PFM Group Consulting LLC</b> District Management Fee: November 2022	DM-11-2022-48	\$ 1,833.33
7	<b>Sky's the Limit Handyman Service</b> Electrical Repairs: November 2022	7203	\$ 496.76
8	<b>Westlake at Plantation Bay</b> Management Fee: December 2022	DECEMBER 2022	\$ 1,500.00
<b>TOTAL</b>			<b>\$ 11,980.68</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Ken White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 161  
12/15/2022

Item No.	Payee	Invoice	General Fund FY 2023
<b>1</b>	<b>FPL (paid online)</b>		
	1902 BAY DR #LIGHTS; 11/01/22-12/01/22	Acct. 06348-96468	\$ 33.12
	14 SOUTHAMPTON ST #FOUNTAIN; 11/09/22-12/09/22	Acct. 07725-87150	\$ 243.25
	830 CREEKWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 10429-04555	\$ 28.83
	776 COBBLESTONE WAY # FOUNT 16B; 11/01/22-12/01/22	Acct. 16257-77592	\$ 25.84
	105 LONGRIDGE LN #FOUNTAIN; 11/09/22-12/09/22	Acct. 21835-08155	\$ 169.33
	13 LONGRIDGE LN #FOUNTAIN; 11/09/22-12/09/22	Acct. 26429-97155	\$ 25.99
	816 CREEKWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 29713-93554	\$ 26.69
	341 STIRLING BRIDGE DR#FNTAIN; 11/01/22-12/01/22	Acct. 30179-85056	\$ 110.46
	842 CREEKWOOD DR #WELL; 11/01/22-12/01/22	Acct. 32207-00334	\$ 488.29
	715 STIRLING BRIDGE DR #FOUNTAIN; 11/01/22-12/01/22	Acct. 34913-15309	\$ 283.09
	804 EDGEWOOD CT #FOUNTAIN; 11/01/22-12/01/22	Acct. 35110-93258	\$ 291.09
	1 STIRLING BRIDGE DR;11/01/22-12/01/22	Acct. 38557-52527	\$ 1,881.81
	1882 BAY DR #FOUNT; 11/01/22-12/01/22	Acct. 43768-60427	\$ 510.87
	870 CREEKWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 44494-65261	\$ 31.45
	305 STIRLING BRIDGE DR #FNTAIN; 11/08/22-12/08/22	Acct. 46427-75052	\$ 96.91
	620 ELK RIVER DR #FOUNTAIN; 11/01/22-12/01/22	Acct. 52826-54275	\$ 28.87
	650 ELK RIVER DR #FOUNT; 11/01/22-12/01/22	Acct. 56589-03421	\$ 278.46
	709 COBBLESTONE DR # FOUNTAIN; 11/01/22-12/01/22	Acct. 57897-75599	\$ 147.77
	715 STIRLING BRIDGE DR #PUMP; 11/01/22-12/01/22	Acct. 58441-35300	\$ 34.24
	862 PINEWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 59968-73559	\$ 27.86
	405 STIRLING BRIDGE DR #FNTAIN; 11/01/22-12/01/22	Acct. 67705-95053	\$ 124.14
	674 SOUTHLAKE DR #FOUNT; 11/01/22-12/01/22	Acct. 69851-81426	\$ 110.82
	32 SOUTHAMPTON ST #FOUNTAIN; 11/09/22-12/09/22	Acct. 70791-97153	\$ 212.18
	1046 STONE LAKE DR # FOUNTAIN; 11/01/22-12/01/22	Acct. 70868-78597	\$ 155.77
	890 CREEKWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 74074-85262	\$ 29.54
	828 PINEWOOD DR #FOUNTAIN; 11/01/22-12/01/22	Acct. 76659-43556	\$ 45.12
	665 SOUTHLAKE DR #FOUNT; 11/01/22-12/01/22	Acct. 79959-72424	\$ 107.56
	0 ST-LGT #WESTLAKE; 11/01/22-12/01/22	Acct. 80795-77055	\$ 324.65
	776 COBBLESTONE WAY # LAKE 18; 11/01/22-12/01/22	Acct. 81025-76421	\$ 124.24
	842 CREEKWOOD DR #LIGHTS; 11/01/22-12/01/22	Acct. 92959-45266	\$ 27.91
<b>2</b>	<b>PFM Group Consulting LLC</b>		
	District Management Fee: December 2022	DM-12-2022-49	\$ 1,833.33
	Postage: November 2022	OE-EXP-12-2022-26	\$ 0.57

**TOTAL \$ 7,860.05**

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerry Whit*  
Chairperson



# TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 164  
1/12/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Lake Management (Lakes 1-40): January 2023	129538	\$ 3,455.00
2	<b>FPL (paid online)</b>		
	1902 BAY DR #LIGHTS; 12/01/22-01/03/23	Acct. 06348-96468	\$ 35.12
	14 SOUTHAMPTON ST #FOUNTAIN; 12/09/22-01/10/23	Acct. 07725-87150	\$ 79.77
	830 CREEKWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 10429-04555	\$ 29.28
	776 COBBLESTONE WAY # FOUNT 16B; 12/01/22-01/03/23	Acct. 16257-77592	\$ 25.90
	105 LONGRIDGE LN #FOUNTAIN; 12/09/22-01/10/23	Acct. 21835-08155	\$ 187.83
	13 LONGRIDGE LN #FOUNTAIN; 12/09/22-01/10/23	Acct. 26429-97155	\$ 222.39
	816 CREEKWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 29713-93554	\$ 26.86
	341 STIRLING BRIDGE DR #FNTAIN; 12/01/22-01/03/23	Acct. 30179-85056	\$ 139.07
	842 CREEKWOOD DR #WELL; 12/01/22-01/03/23	Acct. 32207-00334	\$ 572.48
	715 STIRLING BRIDGE DR #FOUNTAIN; 12/01/22-01/03/23	Acct. 34913-15309	\$ 341.15
	804 EDGEWOOD CT #FOUNTAIN; 12/01/22-01/03/23	Acct. 35110-93258	\$ 346.29
	1 STIRLING BRIDGE DR; 12/01/22-01/03/23	Acct. 38557-52527	\$ 3,664.66
	1882 BAY DR #FOUNT; 12/01/22-01/03/23	Acct. 43768-60427	\$ 587.87
	870 CREEKWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 44494-65261	\$ 31.37
	305 STIRLING BRIDGE DR #FNTAIN; 12/08/22-01/09/23	Acct. 46427-75052	\$ 389.39
	620 ELK RIVER DR #FOUNTAIN; 12/01/22-01/03/23	Acct. 52826-54275	\$ 104.50
	650 ELK RIVER DR #FOUNT; 12/01/22-01/03/23	Acct. 56589-03421	\$ 316.75
	709 COBBLESTONE DR # FOUNTAIN; 12/01/22-01/03/23	Acct. 57897-75599	\$ 170.18
	715 STIRLING BRIDGE DR #PUMP; 12/01/22-01/03/23	Acct. 58441-35300	\$ 43.14
	862 PINWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 59968-73559	\$ 28.11
	405 STIRLING BRIDGE DR #FNTAIN; 12/01/22-01/03/23	Acct. 67705-95053	\$ 142.33
	674 SOUTHLAKE DR #FOUNT; 12/01/22-01/03/23	Acct. 69851-81426	\$ 127.19
	32 SOUTHAMPTON ST #FOUNTAIN; 12/09/22-01/10/23	Acct. 70791-97153	\$ 234.42
	1046 STONE LAKE DR # FOUNTAIN; 12/01/22-01/03/23	Acct. 70868-78597	\$ 180.98
	890 CREEKWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 74074-85262	\$ 29.24
	828 PINWOOD DR #FOUNTAIN; 12/01/22-01/03/23	Acct. 76659-43556	\$ 35.83
	665 SOUTHLAKE DR #FOUNT; 12/01/22-01/03/23	Acct. 79959-72424	\$ 118.90
	0 ST-LGT #WESTLAKE; 12/01/22-01/03/23	Acct. 80795-77055	\$ 349.16
	776 COBBLESTONE WAY # LAKE 18; 12/01/22-01/03/23	Acct. 81025-76421	\$ 141.71
	2500 BAY DR #FTN 1; 12/05/22-01/05/23	Acct. 92063-97177	\$ 129.35
	842 CREEKWOOD DR #LIGHTS; 12/01/22-01/03/23	Acct. 92959-45266	\$ 28.26
<b>TOTAL</b>			<b>\$ 12,314.48</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerene White*  
Chairperson

# TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 168  
2/9/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Lake Management (Lakes 1-40): February 2023	130300	\$ 3,800.00
2	<b>FPL (paid online)</b> 1902 BAY DR #LIGHTS; 01/03/22-02/01/23 830 CREEKWOOD DR #LIGHTS; 01/03/22-02/01/23 776 COBBLESTONE WAY # FOUNT 16B; 01/03/22-02/01/23 816 CREEKWOOD DR #LIGHTS; 01/03/22-02/01/23 341 STIRLING BRIDGE DR#FNTAIN; 01/03/22-02/01/23 842 CREEKWOOD DR #WELL; 01/03/22-02/01/23 715 STIRLING BRIDGE DR #FOUNTAIN; 01/03/22-02/01/23 804 EDGEWOOD CT #FOUNTAIN; 01/03/22-02/01/23 1882 BAY DR #FOUNT; 01/03/22-02/01/23 870 CREEKWOOD DR #LIGHTS; 01/03/22-02/01/23 620 ELK RIVER DR #FOUNTAIN; 01/03/22-02/01/23 650 ELK RIVER DR #FOUNT; 01/03/22-02/01/23 709 COBBLESTONE DR # FOUNTAIN; 01/03/22-02/01/23 715 STIRLING BRIDGE DR #PUMP; 01/03/22-02/01/23 862 PINEWOOD DR #LIGHTS; 01/03/22-02/01/23 405 STIRLING BRIDGE DR #FNTAIN; 01/03/22-02/01/23 674 SOUTHLAKE DR #FOUNT; 01/03/22-02/01/23 1046 STONE LAKE DR # FOUNTAIN; 01/03/22-02/01/23 890 CREEKWOOD DR #LIGHTS; 01/03/22-02/01/23 828 PINEWOOD DR #FOUNTAIN; 01/03/22-02/01/23 665 SOUTHLAKE DR #FOUNT; 01/03/22-02/01/23 0 ST-LGT #WESTLAKE; 01/03/22-02/01/23 776 COBBLESTONE WAY # LAKE 18; 01/03/22-02/01/23 2500 BAY DR #FTN 1; 01/05/23-02/03/23 842 CREEKWOOD DR #LIGHTS; 01/03/22-02/01/23	Acct. 06348-96468 Acct. 10429-04555 Acct. 16257-77592 Acct. 29713-93554 Acct. 30179-85056 Acct. 32207-00334 Acct. 34913-15309 Acct. 35110-93258 Acct. 43768-60427 Acct. 44494-65261 Acct. 52826-54275 Acct. 56589-03421 Acct. 57897-75599 Acct. 58441-35300 Acct. 59968-73559 Acct. 67705-95053 Acct. 69851-81426 Acct. 70868-78597 Acct. 74074-85262 Acct. 76659-43556 Acct. 79959-72424 Acct. 80795-77055 Acct. 81025-76421 Acct. 92063-97177 Acct. 92959-45266	\$ 33.61 \$ 29.11 \$ 25.86 \$ 26.82 \$ 128.41 \$ 524.71 \$ 309.83 \$ 321.89 \$ 544.73 \$ 30.88 \$ 107.77 \$ 290.32 \$ 156.75 \$ 78.44 \$ 27.99 \$ 131.75 \$ 116.96 \$ 165.97 \$ 29.06 \$ 68.84 \$ 104.78 \$ 350.44 \$ 131.03 \$ 113.36 \$ 28.03
3	<b>PFM Group Consulting LLC</b> Agenda Copies: January 2023 District Management Fee: February 2023	123787 DM-02-2023-49	\$ 42.00 \$ 1,833.33
<b>TOTAL</b>			<b>\$ 9,552.67</b>

Venessa Ripoll  
Secretary/Assistant Secretary

Kerry White  
Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 169  
2/23/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Fountain Design Group, Inc.</b> Fountain LED Light Installation	29104A	\$ 620.00
2	<b>FPL (paid online)</b> 105 LONGRIDGE LN #FOUNTAIN; 01/10/23-02/09/23 13 LONGRIDGE LN #FOUNTAIN; 01/10/23-02/09/23 305 STIRLING BRIDGE DR #FNTAIN; 01/09/23-02/08/23 32 SOUTHAMPTON ST #FOUNTAIN; 01/10/23-02/09/23	Acct. 21835-08155 Acct. 26429-97155 Acct. 46427-75052 Acct. 70791-97153	\$ 182.49 \$ 330.61 \$ 378.72 \$ 226.65
3	<b>Landcare Management</b> Landscape Maintenance: Febuary 2023	15721	\$ 6,321.00
<b>TOTAL</b>			<b>\$ 8,059.47</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerry White*  
Chairperson

**TOMOKA**  
**COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 171

3/9/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Lake Management (Lakes 1-40): March 2023	131072	\$ 3,800.00
<b>TOTAL</b>			<b>\$ 3,800.00</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kenneth White*  
Chairperson



# TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 172  
3/16/2023

Item No.	Payee	Invoice	General Fund FY 2023
<b>1</b>	<b>FPL (paid online)</b>		
	1902 BAY DR #LIGHTS; 02/01/23-03/02/23	Acct. 06348-96468	\$ 32.89
	830 CREEKWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 10429-04555	\$ 28.90
	776 COBBLESTONE WAY # FOUNT 16B; 02/01/23-03/02/23	Acct. 16257-77592	\$ 25.86
	105 LONGRIDGE LN #FOUNTAIN; 02/09/23-03/10/23	Acct. 21835-08155	\$ 176.29
	13 LONGRIDGE LN #FOUNTAIN; 02/09/23-03/10/23	Acct. 26429-97155	\$ 320.64
	816 CREEKWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 29713-93554	\$ 26.73
	341 STIRLING BRIDGE DR#FNTAIN; 02/01/23-03/02/23	Acct. 30179-85056	\$ 127.04
	842 CREEKWOOD DR #WELL; 02/01/23-03/02/23	Acct. 32207-00334	\$ 525.83
	715 STIRLING BRIDGE DR #FOUNTAIN; 02/01/23-03/02/23	Acct. 34913-15309	\$ 306.61
	804 EDGEWOOD CT #FOUNTAIN; 02/01/23-03/02/23	Acct. 35110-93258	\$ 313.46
	1 STIRLING BRIDGE DR; 02/01/23-03/02/23	Acct. 38557-52527	\$ 3,270.79
	1882 BAY DR #FOUNT; 02/01/23-03/02/23	Acct. 43768-60427	\$ 540.13
	870 CREEKWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 44494-65261	\$ 31.09
	305 STIRLING BRIDGE DR #FNTAIN; 02/08/23-03/09/23	Acct. 46427-75052	\$ 367.52
	620 ELK RIVER DR #FOUNTAIN; 02/01/23-03/02/23	Acct. 52826-54275	\$ 107.64
	650 ELK RIVER DR #FOUNT; 02/01/23-03/02/23	Acct. 56589-03421	\$ 289.71
	709 COBBLESTONE DR # FOUNTAIN; 02/01/23-03/02/23	Acct. 57897-75599	\$ 156.01
	715 STIRLING BRIDGE DR #PUMP; 02/01/23-03/02/23	Acct. 58441-35300	\$ 79.55
	862 PINEWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 59968-73559	\$ 27.84
	405 STIRLING BRIDGE DR #FNTAIN; 02/01/23-03/02/23	Acct. 67705-95053	\$ 131.90
	674 SOUTHLAKE DR #FOUNT; 02/01/23-03/02/23	Acct. 69851-81426	\$ 115.35
	32 SOUTHAMPTON ST #FOUNTAIN; 02/09/23-03/10/23	Acct. 70791-97153	\$ 218.70
	1046 STONE LAKE DR # FOUNTAIN; 02/01/23-03/02/23	Acct. 70868-78597	\$ 164.72
	890 CREEKWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 74074-85262	\$ 28.85
	828 PINEWOOD DR #FOUNTAIN; 02/01/23-03/02/23	Acct. 76659-43556	\$ 125.93
	665 SOUTHLAKE DR #FOUNT; 02/01/23-03/02/23	Acct. 79959-72424	\$ 105.41
	0 ST-LGT #WESTLAKE; 02/01/23-03/02/23	Acct. 80795-77055	\$ 350.44
	776 COBBLESTONE WAY # LAKE 18; 02/01/23-03/02/23	Acct. 81025-76421	\$ 132.39
	2500 BAY DR #FTN 1; 02/03/23-03/06/23	Acct. 92063-97177	\$ 101.81
	842 CREEKWOOD DR #LIGHTS; 02/01/23-03/02/23	Acct. 92959-45266	\$ 27.95
<b>2</b>	<b>PFM Group Consulting LLC</b>		
	District Management Fee: March 2023	DM-03-2023-49	\$ 1,833.33

<b>TOTAL</b>	<b>\$ 10,091.31</b>
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*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kenny White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 173

3/30/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Florida Fountains &amp; Equipment</b> Sterling Bridge Drive Fountain Pump	F2023-1006	\$ 2,036.83
2	<b>PFM Group Consulting LLC</b> Postage: February 2023	OE-EXP-03-2023-28	\$ 7.61
3	<b>U.S. Bank</b> Trustee Services S2017: 03/01/23-02/29/24	6869527	\$ 5,387.50
<b>TOTAL</b>			<b>\$ 7,431.94</b>

*Venessa Ripoll*

Secretary/Assistant Secretary

*Karen White*

Chairperson

# TOMOKA COMMUNITY DEVELOPMENT DISTRICT

## Payment Authorization 174

4/6/2023

Item No.	Payee	Invoice	General Fund FY 2023
<b>1</b>	<b>Clear Waters</b>		
	Lake Management (Lakes 1-40): April 2023	131877	\$ 3,800.00
<b>2</b>	<b>FPL (paid online)</b>		
	1902 BAY DR #LIGHTS; 03/02/23-04/03/23	Acct. 06348-96468	\$ 35.19
	14 SOUTHAMPTON ST #FOUNTAIN; 01/10/23-02/09/23	Acct. 07725-87150	\$ 25.66
	14 SOUTHAMPTON ST #FOUNTAIN; 02/09/23-03/10/23	Acct. 07725-87150	\$ 27.33
	830 CREEKWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 10429-04555	\$ 29.91
	776 COBBLESTONE WAY # FOUNT 16B; 03/02/23-04/03/23	Acct. 16257-77592	\$ 25.92
	816 CREEKWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 29713-93554	\$ 27.08
	341 STIRLING BRIDGE DR#FNTAIN; 03/02/23-04/03/23	Acct. 30179-85056	\$ 150.79
	842 CREEKWOOD DR #WELL; 03/02/23-04/03/23	Acct. 32207-00334	\$ 641.15
	828 PINEWOOD DR #LIGHTS; 01/18/23-02/16/23	Acct. 33081-72323	\$ 501.21
	715 STIRLING BRIDGE DR #FOUNTAIN; 03/02/23-04/03/23	Acct. 34913-15309	\$ 283.05
	804 EDGEWOOD CT #FOUNTAIN; 03/02/23-04/03/23	Acct. 35110-93258	\$ 369.60
	1 STIRLING BRIDGE DR; 03/02/23-04/03/23	Acct. 38557-52527	\$ 3,242.49
	1882 BAY DR #FOUNT; 03/02/23-04/03/23	Acct. 43768-60427	\$ 632.31
	870 CREEKWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 44494-65261	\$ 33.51
	620 ELK RIVER DR #FOUNTAIN; 03/02/23-04/03/23	Acct. 52826-54275	\$ 128.29
	650 ELK RIVER DR #FOUNT; 03/02/23-04/03/23	Acct. 56589-03421	\$ 350.42
	709 COBBLESTONE DR # FOUNTAIN; 03/02/23-04/03/23	Acct. 57897-75599	\$ 179.36
	715 STIRLING BRIDGE DR #PUMP; 03/02/23-04/03/23	Acct. 58441-35300	\$ 133.53
	862 PINEWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 59968-73559	\$ 28.67
	405 STIRLING BRIDGE DR #FNTAIN; 03/02/23-04/03/23	Acct. 67705-95053	\$ 157.70
	674 SOUTHLAKE DR #FOUNT; 03/02/23-04/03/23	Acct. 69851-81426	\$ 132.99
	1046 STONE LAKE DR # FOUNTAIN; 03/02/23-04/03/23	Acct. 70868-78597	\$ 184.06
	890 CREEKWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 74074-85262	\$ 29.91
	828 PINEWOOD DR #FOUNTAIN; 03/02/23-04/03/23	Acct. 76659-43556	\$ 156.45
	665 SOUTHLAKE DR #FOUNT; 03/02/23-04/03/23	Acct. 79959-72424	\$ 125.39
	0 ST-LGT #WESTLAKE; 03/02/23-04/03/23	Acct. 80795-77055	\$ 419.59
	776 COBBLESTONE WAY # LAKE 18; 03/02/23-04/03/23	Acct. 81025-76421	\$ 157.96
	842 CREEKWOOD DR #LIGHTS; 03/02/23-04/03/23	Acct. 92959-45266	\$ 28.67
<b>3</b>	<b>Grau and Associates</b>		
	Audit FY 2022	23958	\$ 3,600.00
<b>4</b>	<b>Sky's the Limit Handyman Service</b>		
	Electrical Repairs: March 2023	7362	\$ 515.09

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 174

4/6/2023

Item No.	Payee	Invoice	General Fund FY 2023
5	Westlake at Plantation Bay Management Fee: April 2023	APRIL 2023	\$ 1,500.00
TOTAL			\$ 17,653.28

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Karen White*  
Chairperson

# TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 175

4/14/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Daytona Beach News-Journal</b> Legal Advertising on 03/22/23 (Ad: 8599744)	5457182	\$ 231.00
2	<b>FPL (paid online)</b> 14 SOUTHAMPTON ST #FOUNTAIN; 03/10/23-04/11/23 105 LONGRIDGE LN #FOUNTAIN; 03/10/23-04/11/23 13 LONGRIDGE LN #FOUNTAIN; 03/10/23-04/11/23 305 STIRLING BRIDGE DR #FNTAIN; 03/09/23-04/10/23 32 SOUTHAMPTON ST #FOUNTAIN; 03/10/23-04/11/23 2500 BAY DR #FTN 1; 03/06/23-04/05/23	Acct: 07725-87150 Acct: 21835-08155 Acct: 26429-97155 Acct: 46427-75052 Acct: 70791-97153 Acct: 92063-97177	\$ 29.91 \$ 212.92 \$ 234.58 \$ 445.82 \$ 263.72 \$ 122.64
3	<b>Landcare Management</b> <del>Landscape Maintenance: April 2023</del> <i>revising invoice</i>	<del>15838</del>	<del>\$ 6,321.00</del>
4	<b>PFM Group Consulting LLC</b> District Management Fee: April 2023	DM-04-2023-50	\$ 1,833.33
5	<b>Supervisor Fees: Meeting 04/11/2023</b> Amos Cheatham Dennis Hoffman Dennis Veraldi	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00

**TOTAL \$ 10,294.92**

*\$ 3,973.92*

KW

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerry White*  
Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 176  
4/27/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>FPL (paid online)</b> 2500 BAY DR #FTN 2; 12/01/22-04/05/23	Acct: 01079-97173	\$ 775.48
2	<b>PFM Group Consulting LLC</b> Agenda Copies: April 2023	124462	\$ 37.50
3	<b>Sky's the Limit Handyman Service</b> Electrical Repairs: February 2023	7341	\$ 370.24
<b>TOTAL</b>			<b>\$ 1,183.22</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Keeley White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 177  
5/5/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>FPL (paid online)</b> 828 PINWOOD DR #LIGHTS; 03/17/23-04/18/23	Acct. 33081-72323	\$ 619.60
2	<b>Kutak Rock</b> General Counsel Through 03/31/23	3210660	\$ 450.67
3	<b>Landcare Management</b> Landscape Maintenance: May 2023 Stormwater Drainage Easement Cleanup	15916 15350	\$ 6,321.00
4	<b>PFM Group Consulting LLC</b> Disclosure Fee S2017A: 01/01/23-03/31/23 Postage: March 2023	124680 OE-EXP-04-2023-24	\$ 750.00 \$ 2.82
5	<b>Sky's the Limit Handyman Service</b> Electrical Repairs: April 2023	7405	\$ 478.83
6	<b>Westlake at Plantation Bay</b> Management Fee: May 2023	MAY 2023	\$ 1,500.00
<b>TOTAL</b>			<b>\$ 10,122.92</b>

Venessa Ripoll  
Secretary/Assistant Secretary

Keely White  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 178  
5/18/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>FPL (paid online)</b>		
	2500 BAY DR #FTN 2; 04/05/23-05/04/23	Acct: 01079-97173	\$ 429.63
	1902 BAY DR #LIGHTS; 04/03/23-05/01/23	Acct: 06348-96468	\$ 33.22
	14 SOUTHAMPTON ST #FOUNTAIN; 04/11/23-05/10/23	Acct: 07725-87150	\$ 495.10
	830 CREEKWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 10429-04555	\$ 28.89
	776 COBBLESTONE WAY # FOUNT 16B; 04/03/23-05/01/23	Acct: 16257-77592	\$ 25.90
	105 LONGRIDGE LN #FOUNTAIN; 04/11/23-05/10/23	Acct: 21835-08155	\$ 187.94
	13 LONGRIDGE LN #FOUNTAIN; 04/11/23-05/10/23	Acct: 26429-97155	\$ 189.65
	816 CREEKWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 29713-93554	\$ 26.74
	341 STIRLING BRIDGE DR#FNTAIN; 04/03/23-05/01/23	Acct: 30179-85056	\$ 128.86
	842 CREEKWOOD DR #WELL; 04/03/23-05/01/23	Acct: 32207-00334	\$ 544.28
	715 STIRLING BRIDGE DR #FOUNTAIN; 04/03/23-05/01/23	Acct: 34913-15309	\$ 234.03
	804 EDGEWOOD CT #FOUNTAIN; 04/03/23-05/01/23	Acct: 35110-93258	\$ 311.77
	1 STIRLING BRIDGE DR; 04/03/23-05/01/23	Acct: 38557-52527	\$ 3,236.42
	1882 BAY DR #FOUNT; 04/03/23-05/01/23	Acct: 43768-60427	\$ 521.44
	870 CREEKWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 44494-65261	\$ 29.31
	305 STIRLING BRIDGE DR #FNTAIN; 04/10/23-05/09/23	Acct: 46427-75052	\$ 392.10
	620 ELK RIVER DR #FOUNTAIN; 04/03/23-05/01/23	Acct: 52826-54275	\$ 110.70
	650 ELK RIVER DR #FOUNT; 04/03/23-05/01/23	Acct: 56589-03421	\$ 299.35
	709 COBBLESTONE DR # FOUNTAIN; 04/03/23-05/01/23	Acct: 57897-75599	\$ 149.58
	715 STIRLING BRIDGE DR #PUMP; 04/03/23-05/01/23	Acct: 58441-35300	\$ 107.08
	862 PINWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 59968-73559	\$ 28.11
	405 STIRLING BRIDGE DR #FNTAIN; 04/03/23-05/01/23	Acct: 67705-95053	\$ 135.55
	674 SOUTHLAKE DR #FOUNT; 04/03/23-05/01/23	Acct: 69851-81426	\$ 114.69
	32 SOUTHAMPTON ST #FOUNTAIN; 04/11/23-05/10/23	Acct: 70791-97153	\$ 232.54
	1046 STONE LAKE DR # FOUNTAIN; 04/03/23-05/01/23	Acct: 70868-78597	\$ 151.44
	890 CREEKWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 74074-85262	\$ 28.89
	828 PINWOOD DR #FOUNTAIN; 04/03/23-05/01/23	Acct: 76659-43556	\$ 123.92
	665 SOUTHLAKE DR #FOUNT; 04/03/23-05/01/23	Acct: 79959-72424	\$ 108.54
	0 ST-LGT #WESTLAKE; 04/03/23-05/01/23	Acct: 80795-77055	\$ 398.24
	776 COBBLESTONE WAY # LAKE 18; 04/03/23-05/01/23	Acct: 81025-76421	\$ 135.01
	2500 BAY DR #FTN 1; 04/05/23-05/04/23	Acct: 92063-97177	\$ 90.91
	842 CREEKWOOD DR #LIGHTS; 04/03/23-05/01/23	Acct: 92959-45266	\$ 28.00
2	<b>PFM Group Consulting LLC</b>		
	Billable Expenses: April 2023	124959	\$ 80.25

**TOTAL \$ 9,138.08**

*Vivian Carvalho*

Secretary/Assistant Secretary

*Keeny White*

Chairperson



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 180  
6/6/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>FPL (paid online)</b> 828 PINWOOD DR #LIGHTS; 04/18/23-05/17/23 1 STIRLING BRIDGE DR; 05/01/23-06/01/23	Acct. 33081-72323 Acct. 38557-52527	\$ 545.89 \$ 3,219.62
2	<b>Kutak Rock</b> General Counsel Through 04/30/23	3225830	\$ 579.50
3	<b>Sky's the Limit Handyman Service</b> Electrical Repairs: May 2023	7446	\$ 356.76
4	<b>VGlobalTech</b> Quarter 4 ADA Audit Monthly Website Fee: May 2023	4545 5044	\$ 300.00 \$ 135.00
5	<b>Westlake at Plantation Bay</b> Management Fee: Jun 2023	JUNE 2023	\$ 1,500.00
Subtotal			\$ 6,636.77
<b>TOTAL</b>			<b>\$ 6,636.77</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kelley White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 181**

6/8/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Lake Management (Lakes 1-40): Jun 2023	133415	\$ 3,800.00
2	<b>PFM Group Consulting LLC</b> Postage: Apr 2023	OE-EXP-05-2023-49	\$ 7.63
3	<b>VGlobalTech</b> Monthly Website Fee: Feb 2023 Monthly Website Fee: March 2023 Monthly Website Fee: Apr 2023 Quarter 3 ADA Audit Quarter 1 ADA Audit	4763 4839 4973 4322 4895	\$ 135.00 \$ 135.00 \$ 135.00 \$ 300.00 \$ 300.00
Subtotal			\$ 4,812.63
<b>TOTAL</b>			<b>\$ 4,812.63</b>

*Venessa Ripoll*  
Secretary/Assistant Secretary

*Kerry White*  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 179  
5/25/2023

Item No.	Payee	Invoice	General Fund FY 2023
1	<b>Clear Waters</b> Fish Stocking in Lakes 1 and 29 - 05/12/23	132870	\$ 640.00
2	<b>PFM Group Consulting LLC</b> District Management Fee: May 2023	DM-05-2023-50	\$ 1,833.33
<b>TOTAL</b>			<b>\$ 2,473.33</b>

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary/Assistant Secretary

*Kelly White*  
\_\_\_\_\_  
Chairperson

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Tomoka Community Development District**

Statement of Financial Position

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Project Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$250,269.46				\$250,269.46
State Board of Administration	9,433.83				9,433.83
Assessments Receivable	14,608.85				14,608.85
Prepaid Expenses	2,244.80				2,244.80
Assessments Receivable		\$32,860.44			32,860.44
Revenue Series 2017 Bond		348,653.65			348,653.65
Deferred Cost Series 2017 Bond		220,317.07			220,317.07
Debt Service Reserve Series 2017 Bond		981,710.00			981,710.00
Acquisition/Construction 2017 Bond			\$1,627.21		1,627.21
Total Current Assets	<u>\$276,556.94</u>	<u>\$1,583,541.16</u>	<u>\$1,627.21</u>	<u>\$0.00</u>	<u>\$1,861,725.31</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,550,680.72	\$1,550,680.72
Amount To Be Provided				10,699,319.28	10,699,319.28
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,250,000.00</u>	<u>\$12,250,000.00</u>
<b>Total Assets</b>	<u><u>\$276,556.94</u></u>	<u><u>\$1,583,541.16</u></u>	<u><u>\$1,627.21</u></u>	<u><u>\$12,250,000.00</u></u>	<u><u>\$14,111,725.31</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$22,506.72				\$22,506.72
Deferred Revenue	14,608.85				14,608.85
Deferred Revenue		\$32,860.44			32,860.44
Total Current Liabilities	<u>\$37,115.57</u>	<u>\$32,860.44</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$69,976.01</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$12,250,000.00	\$12,250,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,250,000.00</u>	<u>\$12,250,000.00</u>
<b>Total Liabilities</b>	<u><u>\$37,115.57</u></u>	<u><u>\$32,860.44</u></u>	<u><u>\$0.00</u></u>	<u><u>\$12,250,000.00</u></u>	<u><u>\$12,319,976.01</u></u>

**Tomoka Community Development District**

Statement of Financial Position

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Project Fund	Long Term Debt Group	Total
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$67,175.29				\$67,175.29
Net Assets - General Government	77,554.71				77,554.71
Current Year Net Assets - General Government	94,711.37				94,711.37
Net Assets, Unrestricted		\$1,562,673.99			1,562,673.99
Current Year Net Assets, Unrestricted		(11,993.27)			(11,993.27)
Net Assets, Unrestricted			\$1,599.25		1,599.25
Current Year Net Assets, Unrestricted			27.96		27.96
<b>Total Net Assets</b>	<u>\$239,441.37</u>	<u>\$1,550,680.72</u>	<u>\$1,627.21</u>	<u>\$0.00</u>	<u>\$1,791,749.30</u>
<b>Total Liabilities and Net Assets</b>	<u>\$276,556.94</u>	<u>\$1,583,541.16</u>	<u>\$1,627.21</u>	<u>\$12,250,000.00</u>	<u>\$14,111,725.31</u>

**Tomoka Community Development District**

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Project Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$283,472.02				\$283,472.02
Off-Roll Assessments	41,987.13				41,987.13
Other Income & Other Financing Sources	60.00				60.00
On-Roll Assessments		\$1,054,328.07			1,054,328.07
Off-Roll Assessments		45,873.99			45,873.99
Total Revenues	<u>\$325,519.15</u>	<u>\$1,100,202.06</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,425,721.21</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,000.00				\$1,000.00
Public Officials Insurance	3,147.00				3,147.00
Trustee Services	5,387.49				5,387.49
Management	16,499.97				16,499.97
Field Management	13,500.00				13,500.00
Disclosure Agent	1,500.00				1,500.00
District Counsel	2,330.17				2,330.17
Assessment Administration	7,500.00				7,500.00
Audit	3,600.00				3,600.00
Legal Advertising	665.88				665.88
Meeting Room	80.25				80.25
Web Site Maintenance	1,980.00				1,980.00
Office Misc (Postage, Tel, Copies,Etc.)	137.79				137.79
Dues, Licenses, and Fees	175.00				175.00
Electric	69,098.68				69,098.68
General Insurance	4,089.00				4,089.00
General Repair & Maintenance	4,077.81				4,077.81
Fountains	8,795.87				8,795.87
Lake Maintenance	30,810.00				30,810.00
Landscaping Maintenance & Material	56,749.30				56,749.30
Principal Payment		\$450,000.00			450,000.00
Interest Payments		694,312.50			694,312.50
Total Expenses	<u>\$231,124.21</u>	<u>\$1,144,312.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,375,436.71</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$316.43				\$316.43
Interest Income		\$32,117.17			32,117.17
Interest Income			\$27.96		27.96
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$316.43</u>	<u>\$32,117.17</u>	<u>\$27.96</u>	<u>\$0.00</u>	<u>\$32,461.56</u>
<b>Change In Net Assets</b>	\$94,711.37	(\$11,993.27)	\$27.96	\$0.00	\$82,746.06
<b>Net Assets At Beginning Of Year</b>	<u>\$144,730.00</u>	<u>\$1,562,673.99</u>	<u>\$1,599.25</u>	<u>\$0.00</u>	<u>\$1,709,003.24</u>
<b>Net Assets At End Of Year</b>	<u><u>\$239,441.37</u></u>	<u><u>\$1,550,680.72</u></u>	<u><u>\$1,627.21</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,791,749.30</u></u>

Tomoka Community Development District  
Budget to Actual  
For the Period Ending 6/30/2023

	Actual	Budget	Variance	Adopted FY 2023 Budget
<b><u>Revenues</u></b>				
Maintenance Assessments	\$ 283,472.02	\$ 213,065.23	\$ 70,406.79	\$ 284,086.97
Developer Funding Agreement (Master)	41,987.13	41,985.77	1.36	55,981.03
Other Income & Other Financing Sources	60.00	0.00	60.00	0.00
Interest Income	316.43	0.00	316.43	0.00
<b>Net Revenues</b>	<b>\$ 325,835.58</b>	<b>\$ 255,051.00</b>	<b>\$ 70,784.58</b>	<b>\$ 340,068.00</b>
<b><u>Master</u></b>				
Supervisor Fees	\$ 1,000.00	\$ 3,000.00	\$ (2,000.00)	\$ 4,000.00
Public Official Insurance	3,147.00	2,469.75	677.25	3,293.00
Trustee Fees	5,387.49	4,500.00	887.49	6,000.00
District Management Fees	16,499.97	16,500.00	(0.03)	22,000.00
Management Fees - Field	13,500.00	13,500.00	0.00	18,000.00
Engineering Fees	0.00	750.00	(750.00)	1,000.00
Disclosure Agent	1,500.00	2,250.00	(750.00)	3,000.00
District Counsel	2,330.17	3,750.00	(1,419.83)	5,000.00
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00
Reamortization Schedule	0.00	187.50	(187.50)	250.00
Audit Fees	3,600.00	3,150.00	450.00	4,200.00
Arbitrage	0.00	750.00	(750.00)	1,000.00
Travel & Per Diem	0.00	187.50	(187.50)	250.00
Legal Advertising	665.88	1,875.00	(1,209.12)	2,500.00
Meeting Room	80.25	187.50	(107.25)	250.00
Website	1,980.00	2,115.00	(135.00)	2,820.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	137.79	337.50	(199.71)	450.00
Dues, Licenses & Fees	175.00	131.25	43.75	175.00
	<b>57,503.55</b>	<b>61,266.00</b>	<b>(3,762.45)</b>	<b>81,688.00</b>
<b><u>Master - Collector Road (Phase 9A)</u></b>				
Electric	\$ -	\$ 10,620.00	\$ (10,620.00)	\$ 14,160.00
Lake Maintenance	0.00	1,350.00	(1,350.00)	1,800.00
Lake Bank Landscape Maintenance	0.00	14,490.00	(14,490.00)	19,320.00
<b>Total Master - Collector Road</b>	<b>0.00</b>	<b>26,460.00</b>	<b>(26,460.00)</b>	<b>35,280.00</b>
<b>TOTAL MASTER</b>	<b>\$57,503.55</b>	<b>\$87,726.00</b>	<b>-\$30,222.45</b>	<b>\$116,968.00</b>
<b><u>Neighborhood</u></b>				
Electric	\$ 69,098.68	\$ 63,690.00	\$ 5,408.68	\$ 84,920.00
Stormwater R&M	0.00	18,750.00	(18,750.00)	25,000.00
General Insurance	4,089.00	3,210.00	879.00	4,280.00
Lake Fountain & Maintenance	8,795.87	9,000.00	(204.13)	12,000.00
Lake Maintenance	30,810.00	29,925.00	885.00	39,900.00
Landscape Maintenance	56,749.30	35,250.00	21,499.30	47,000.00
R&M Contingency	4,077.81	7,500.00	(3,422.19)	10,000.00
<b>Total Neighborhood</b>	<b>173,620.66</b>	<b>167,325.00</b>	<b>6,295.66</b>	<b>223,100.00</b>
<b>Net Income (Loss)</b>	<b>\$ 94,711.37</b>	<b>\$ -</b>	<b>\$ 94,711.37</b>	<b>\$ -</b>



**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

**TOMOKA  
COMMUNITY DEVELOPMENT DISTRICT**

Audience Comments and Supervisors Requests