

*Adopted Budget
Fiscal Year 2024*

*Tolomato Community
Development District*

August 22, 2023

Tolomato
Community Development District

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Tolomato

Community Development District

Description	Adopted FY23	Adopted FY24	Increase / (Decrease)
<u>Revenues</u>			
Maintenance Assessments	\$ 7,832,134	\$ 7,925,127	\$ 92,993
Interest Income	45,000	230,000	185,000
Pond/WaterCost Share	60,000	84,000	24,000
Community Cost Share	14,000	15,500	1,500
Administrative Fees	30,000	30,000	-
Rental of Facilities	300,000	300,000	-
Non-Resident User Fee	57,000	90,000	33,000
Facility Access Card/Guest Pass Fees	40,000	62,000	22,000
Resident Events & Activities	100,000	105,000	5,000
Fitness & Personal Training Fees	68,000	70,000	2,000
Sponsorship Revenue	55,000	85,000	30,000
Food Beverages & Taxable Sales Splash	600,000	600,000	-
Food Beverages & Taxable Sales Spray	660,000	660,000	-
Taxable Sales Special Events		\$ 70,000	70,000
Less: Costs of Goods Sold	(604,800)	(602,000)	2,800
Swim Lessons / Lifeguard Training	65,000	65,000	-
Other Revenues	15,000	15,000	-
Total Revenues	\$ 9,336,334	\$ 9,804,627	\$ 468,293
<u>Expenditures</u>			
<u>Administrative</u>			
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -
Administrative Wages	306,193	474,746	(168,553)
Taxes & Benefits	64,301	109,192	(44,891)
Engineering	13,000	13,000	-
Attorney	30,000	35,000	(5,000)
Dissemination	12,500	12,500	-
Annual Audit	28,000	28,000	-
Trustee Fees	35,000	41,080	(6,080)
Professional Fees	3,000	3,000	-
Administration - GMS	235,000	180,000	55,000
GMS Management Fees	78,000	65,000	13,000
Telephone/Internet	90,000	68,000	22,000
Postage	5,000	5,000	-
Insurance (E&O Supervisors Liability)	12,000	14,000	(2,000)
Advertising & Printing	10,000	10,000	-
Travel	1,000	1,000	-
Legal Advertising	3,000	3,000	-
Other Current Charges	3,000	3,000	-
Merchant Charges	59,700	75,800	(16,100)

Property Taxes	340	340	-
Office Supplies	20,000	24,000	(4,000)
Repair & Maintenance	4,000	8,000	(4,000)
Equipment Rental	200	200	-
Dues, Licenses & Subscriptions	6,000	6,000	-
IT Services	115,000	121,570	(6,570)
Capital Outlay	15,000	20,000	(5,000)
Miscellaneous	5,000	5,000	-
Staff Bonus Pool	95,000	102,000	(7,000)
Total Administrative Expenses	\$ 1,261,234	\$ 1,440,428	\$ (179,194)

Landscaping

Field

Insurance	\$ 75,000	\$ 93,000	\$ (18,000)
Miscellaneous Field	5,000	5,000	-
Contingency	1,000	1,000	-
Capital Outlay	1,000	1,000	-

Employees

Landscaping Wages	1,549,051	1,580,032	(30,981)
Taxes & Benefits	356,282	316,006	40,275
Employee Screening	1,250	1,250	-

Job Supplies

Chemicals, Fertilizer & Seed	230,000	240,000	(10,000)
Sod, Pinestraw, Mulch & Ground Cover	115,000	122,000	(7,000)
Direct Supplies	90,000	92,000	(2,000)
Debris Removal	10,000	12,000	(2,000)
Fuel	70,000	70,000	-

Consultants and Contractors

Safety	3,000	3,000	-
Other Contracted Services	35,000	25,000	10,000

Vehicle Expense

Vehicle Expense	12,000	12,000	-
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Administrative

Ice/Water	3,000	3,000	-
Uniforms	2,000	2,000	-
Utilities	7,000	5,000	2,000
Other Expenses	2,000	2,000	-

Equipment

Equipment	78,000	80,000	(2,000)
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Equipment Repair	5,000	5,000	-
Rental - Equipment	22,000	22,000	-
Rental - Other	3,000	5,000	(2,000)

<u>Total Landscaping Exp</u>	<u>\$ 2,675,583</u>	<u>\$ 2,697,288</u>	<u>\$ (21,706)</u>
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Roadway

Plant Replacement & Annuals	\$ 20,000	\$ 20,000	\$ -
Replacements From Uninsured Damage	5,000	5,000	-
Lighting Replacements & Gen. Maint.	12,000	25,000	(13,000)
Lighting - FPL Maintenance	133,000	165,000	(32,000)
Lighting - FPL Capital	120,000	107,793	12,207
Utilities - FPL & JEA	220,000	220,000	-
Irrigation Repairs	75,000	50,000	25,000
Repairs - Hardscape	16,000	16,000	-
Pump Maintenance	78,000	60,000	18,000
Reclaim Water	135,000	90,000	45,000
Pond Maintenance (Water Quality)	110,000	115,000	(5,000)
Signage Repair & Replacement	12,000	20,000	(8,000)

<u>Total Roadway Expenses</u>	<u>\$ 936,000</u>	<u>\$ 893,793</u>	<u>\$ 42,207</u>
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Environmental

Greenway Monitoring & Maint	\$ 4,000	\$ 30,500	\$ (26,500)
CR210 Creation Area Monitoring & Maint	22,000	22,000	-
Gopher Tortoise Area Monitoring & Maint.	3,000	3,000	-
Crosstown Dr. /Greenway U.E. Mon. & Maint.	7,100	7,100	-
Racetrack Rd. Monitoring & Maint.	21,700	21,700	-

<u>Total Environmental Expenses</u>	<u>\$ 57,800</u>	<u>\$ 84,300</u>	<u>\$ (26,500)</u>
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Maintenance

Maintenance Staff	\$ 201,509	\$ 274,156	\$ (72,646)
Operations & Support Staff	158,455	141,511	16,944
Security Services Staff	65,936	71,074	(5,138)
Taxes & Benefits	89,439	109,857	(20,418)
Contracted Services	8,000	8,000	-
Supplies	40,000	35,000	5,000
Other Expenses	7,000	7,000	-
Equipment	8,000	8,000	-

<u>Total Maintenance Expenses</u>	<u>\$ 578,339</u>	<u>\$ 654,597</u>	<u>\$ (76,258)</u>
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Facility Rentals

Facility Rental Staff		\$ 51,300	\$ (51,300)
Taxes & Benefits		11,286	(11,286)
General Supplies	\$ 14,000	8,000	6,000
Repairs & Maintenance	15,000	12,000	3,000
Elevator	3,000	8,000	(5,000)
Advertising & Printing	200	300	(100)
Other Expenses	1,000	1,000	-
Capital Outlay	3,000	3,500	(500)
<u>Total Facility Rentals Expenses</u>	<u>\$ 36,200</u>	<u>\$ 95,386</u>	<u>\$ (59,186)</u>

Recreation & Events

Recreation Staff Wages	\$ 150,380	\$ 165,852	\$ (15,472)
Fitness Club/Pickleball Staff	160,800	179,000	(18,200)
Swim Lesson Instructors	-	16,000	(16,000)
Events Staff	88,000	103,200	(15,200)
Taxes & Benefits	79,836	83,529	(3,693)
Special Events & Activities	230,000	193,500	36,500
Special Events Facility & Equipment		20,000	(20,000)
Utilities - Fitness Ctr, Noc Rm & Admin	4,000	20,000	(16,000)
Refuse Service	20,000	18,000	2,000
General Supplies	18,000	16,000	2,000
Elevator	6,000	-	6,000
Fitness Equipment Maintenance	20,000	18,000	2,000
Other Expense	2,000	2,000	-
Cable	10,000	8,000	2,000
Advertising & Printing	2,000	2,500	(500)
General Maintenance	7,000	7,000	-
Recreation Equipment	28,000	28,000	-
<u>Total Recreation & Events Expenses</u>	<u>\$ 826,016</u>	<u>\$ 880,581</u>	<u>\$ (54,565)</u>

Splash Waterpark and Swim Club

Wages			
Waterpark Management	\$ 198,584	\$ 92,925	\$ 105,659
Park Services	60,000	78,948	(18,948)
Pool Tech	52,000	100,500	(48,500)
Pool Attendants	340,000	251,500	88,500
Zip Line Staff	33,200	21,630	11,570
Taxes & Benefits	141,683	98,191	43,493
Employee Screening	2,000	2,000	-
Advertising & Printing	14,000	14,000	-
Dues & Subscriptions	2,800	2,800	-
Insurance	68,500	50,000	18,500
Licenses & Permits	7,500	7,500	-
Pest Control	12,000	18,000	(6,000)
Professional Fees	1,500	1,500	-

Computer Services	35,000	44,000	(9,000)
Rental Expense	11,000	11,000	-
Repairs & Maintenance	90,000	85,000	5,000
Pool Chemicals	90,000	105,000	(15,000)
General Supplies	50,000	55,000	(5,000)
Training & Education	7,500	7,500	-
Travel & Meetings	1,000	1,000	-
Uniforms	10,000	12,000	(2,000)
Utilities	188,000	180,000	8,000
Fuel	25,000	25,000	-
Capital Outlay	15,000	16,000	(1,000)
Other Expenses	2,000	2,000	-
<u>Total Splash Waterpark Expenses</u>	<u>\$ 1,458,267</u>	<u>\$ 1,282,994</u>	<u>\$ 175,274</u>

Greenleaf Amenity

Utilities	\$ 2,172	\$ 2,600	\$ (428)
Supplies	1,879	1,500	379
Repairs & Maintenance	9,169	10,000	(831)
Insurance	4,600	5,600	(1,000)
Other Expenses	2,550	2,000	550
<u>Total Greenleaf Amenity Expenses</u>	<u>\$ 20,370</u>	<u>\$ 21,700</u>	<u>\$ (1,330)</u>

Cypress Trail Amenity

Pool Attendants	\$ 18,000	\$ 9,000	\$ 9,000
Taxes & Benefits	3,600	1,800	1,800
Pool Chemicals	21,000	22,000	(1,000)
Utilities	21,000	25,000	(4,000)
Supplies	5,000	5,000	-
Repairs & Maintenance	20,000	22,000	(2,000)
Insurance	4,500	5,600	(1,100)
Other Expenses	2,000	2,000	-
<u>Total Cypress Trail Amenity Expenses</u>	<u>\$ 95,100</u>	<u>\$ 92,400</u>	<u>\$ 2,700</u>

Twenty Mile Amenity

Pool Attendants	\$ 18,000	\$ 9,000	\$ 9,000
Taxes & Benefits	3,600	1,800	1,800
Pool Chemicals	20,000	20,000	-
Utilities	24,000	25,000	(1,000)
Supplies	5,000	5,000	-
Repairs & Maintenance	25,000	25,000	-
Insurance	4,500	5,600	(1,100)
Other Expenses	4,098	2,000	2,098
<u>Total Twenty Mile Amenity Expenses</u>	<u>\$ 104,198</u>	<u>\$ 93,400</u>	<u>\$ 10,798</u>

Crosswater Amenity

Pool Attendants	\$ 18,000	\$ 9,000	\$ 9,000
Taxes & Benefits	3,000	1,800	1,200
Pool Chemicals	25,000	26,000	(1,000)
Utilities	21,000	21,000	-
Supplies	4,000	4,000	-
Repairs & Maintenance	8,000	10,000	(2,000)
Insurance	4,000	4,900	(900)
Other Expenses	1,000	1,000	-
<u>Total Crosswater Amenity Expenses</u>	<u>\$ 84,000</u>	<u>\$ 77,700</u>	<u>\$ 6,300</u>

Settlers Pond Amenity

Utilities	\$ 5,000	\$ 3,500	\$ 1,500
Supplies	3,000	3,000	-
Repairs & Maintenance	5,000	6,000	(1,000)
Insurance	4,500	6,000	(1,500)
Pond Maintenance	12,000	6,000	6,000
Other Expenses	3,000	3,000	-
<u>Total Settlers Pond Amenity Expense</u>	<u>\$ 32,500</u>	<u>\$ 27,500</u>	<u>\$ 5,000</u>

Seabrook Park

Pool Attendants		\$ 9,000	\$ (9,000)
Taxes & Benefits		1,800	(1,800)
Pool Chemicals		10,000	(10,000)
Utilities		11,000	(11,000)
Supplies		4,000	(4,000)
Repairs & Maintenance		1,000	(1,000)
Insurance		4,500	(4,500)
Other Expenses		500	(500)
<u>Total Crosswater Amenity Expenses</u>	<u>\$ -</u>	<u>\$ 41,800</u>	<u>\$ (41,800)</u>

Media

Media Staff	\$ 36,050	\$ 45,900	\$ (9,850)
Taxes & Benefits	8,292	9,639	(1,347)
Supplies	9,000	6,000	3,000
Repairs & Maintenance	1,500	500	1,000
Equipment	5,000	3,000	2,000
<u>Total Media Expenses</u>	<u>\$ 59,842</u>	<u>\$ 65,039</u>	<u>\$ (5,197)</u>

Spray Park

Wages			
Operations & Support Staff	\$ 50,400	\$ 40,000	\$ 10,400

Pool Attendants	145,000	220,500	(75,500)
Taxes & Benefits	35,700	52,098	(16,398)
Employee Screening	500	500	-
Advertising & Printing	200	200	-
Insurance	21,000	26,000	(5,000)
Licenses & Permits	2,500	2,000	500
Pest Control	2,500	2,500	-
Rental Expense	3,000	3,000	-
Repairs & Maintenance	25,000	25,000	-
Pool Chemicals	52,000	64,200	(12,200)
General Supplies	20,000	20,000	-
Training & Education	500	500	-
Utilities	78,000	109,000	(31,000)
Capital Outlay	7,000	10,000	(3,000)
Other Expenses	1,000	1,000	-

<u>Total Spray Park Expenses</u>	<u>\$ 444,300</u>	<u>\$ 576,498</u>	<u>\$ (132,198)</u>
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Food & Beverage

Wages

Food Management	\$ 70,040	\$ 65,000	\$ 5,040
Bar Staff	125,000	131,842	(6,842)
Food Staff	213,000	265,450	(52,450)
Taxes & Benefits	81,696	97,081	(15,385)
Employee Screening	1,000	500	500
Advertising & Printing	750	750	-
Dues & Subscriptions	500	500	-
Insurance	17,500	21,500	(4,000)
Licenses & Permits	1,100	1,100	-
Pest Control	500	500	-
Computer Services	1,000	1,000	-
Rental Expense	1,000	1,000	-
General Maintenance	18,000	20,000	(2,000)
General Supplies	15,000	20,000	(5,000)
Training & Education	1,000	1,000	-
Uniforms	1,000	1,000	-
Other Expense	1,000	1,000	-

<u>Total Food & Beverage Expenses</u>	<u>\$ 549,086</u>	<u>\$ 629,223</u>	<u>\$ (80,137)</u>
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Annual Reserves

Infrastructure Reserve	\$ 125,000	\$ 125,000	\$ -
Landscape Reserve	25,000	25,000	-
<u>Total Annual Reserves</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ -</u>

<u>Total Expenditures</u>	<u>\$ 9,336,334</u>	<u>\$ 9,804,627</u>	<u>\$ (468,293)</u>
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Excess Revenues/(Expenditures)

\$ (0) \$ (0) \$ 0

Tolomato
Community Development District
ADOPTED BUDGET
Fiscal Year 2024

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund a portion the General Operating Expenditures for the fiscal year.

Interest Income

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Pond Cost Share and Community Cost Share

The District has entered into numerous cost sharing agreements for stormwater maintenance related to multiple ponds. The District and various land owners share a percentage of all expenses with the repair and maintenance of these ponds to fund their proportionate share by September 30 for the upcoming fiscal year. At the conclusion of the fiscal year, actual costs will be compared to budget and a true-up will be required for an overpayment while a credit will be recorded for the upcoming fiscal year for an overpayment. The agreement is in effect until the Districts' maintenance responsibilities and permit obligations for these Ponds have been transferred. The District also has entered into a cost sharing agreement for maintenance of certain landscaping areas owned by the homeowners association, but within close proximity to District owned or maintained areas where the District can better and more efficiently provide continuity of maintenance.

Administrative Fees

The District will charge an Administrative Fee for the calculation of Payoffs and Paydowns on Series A debt, for the preparation of Adjunct Supplemental reports, estoppels letters, copies, etc.

Rental of Facilities

The Nocatee Room at Crosswater Hall is available for rental to both resident and non-resident groups. The Splash and Spray waterpark Cabanas, Greenleaf Pavilion, Cypress Park pavilion, Twenty Mile Park pavilion, Twenty Mile Post pavilion, Crosswater Park Pavilion, Settlers Pond pavilion, and other District accessories may also available for rental.

Non-Resident User Fee

A non resident of the District has the opportunity to purchase all the rights of a Resident Card Holder by paying an annual non-resident user fee, as required by Florida Statute.

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Facility Access and Guest Card Fees

Resident Card Holders may purchase up to three additional Guest Cards per year.

Resident Events & Activities

Certain District events and activities will have a participation fee. This includes the monthly Farmers Market vendor fees and other possible vendor fees as well.

Fitness and Personal Training Fees

The District offers a variety of classes at the Fitness Center, as well as personal training services for a fee.

Sponsorship Revenues

Local businesses sponsor certain District events and activities for a fee.

Beverages and Taxable Sales – Splash Park

The District sells Food and beverages at the Splash waterpark.

Food Beverages and Taxable Sales – Spray Park

The District sells Food and beverages at the Spray waterpark.

Taxable Sales Special Events

The District sells Food and beverages at District events as well as events hosted on District property.

Cost of Sales

Direct cost of the food and beverages sold at the Splash and Spray waterparks as well as District events and any other food & beverage sales.

Swim Lessons & Lifeguard Training

The District will receive revenues from individual and group swim lessons as well as lifeguard training classes.

Other Revenues

The District receives revenues from miscellaneous and periodic sources such as the sale of Commemorative Bricks.

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Community Development District
ADOPTED BUDGET
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EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending 12 meetings.

Administrative Wages

Wages for Resident Services staff members, the Operations Manager accounting, and Communications department staff.

Taxes & Benefits

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks as well as taxes and benefits from administrative wages. This also includes Workers Compensation insurance allocation.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Dissemination Fees

The Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

Annual fees paid to US Bank, NA the custodian of certain District funds.

Tolomato Community Development District

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Professional Fees

Fees paid for outside professional services and consultations including annual arbitrage, The District is required to annually calculate arbitrage rebate on the District's Special Assessment Bonds,

Administration – GMS

The District has contracted with Governmental Management Services, LLC (GMS) to provide a dedicated employee as well as management oversight services. Costs are limited to the direct expense of salary, taxes and benefits for the Community Manager.

GMS Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Telephone/Internet

This item includes the cost of telephone, fax machine and internet service.

Postage

This item includes the mailing of agenda packages, overnight deliveries, correspondence, vendor payments, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance, placed through Egis Insurance and Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Advertising & Printing

This includes printing resident informational brochures as needed, printing computerized checks, stationary, envelopes etc.

Travel

Out of town travel for software training or other limited District purposes.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in The St. Augustine Record.

Other Current Charges

Tolomato Community Development District

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

Merchant Charges

Charges for the use of credit cards by residents and others for the purchase of goods and services from the District.

Property Taxes

Represents taxes on certain property owned by the District in Duval County.

Office Supplies

Represents various office supplies purchased for the District.

Repair & Maintenance

For the maintenance of equipment used for office and administrative purposes

Equipment Rental

The District may rent equipment such as lifts, water trucks or other equipment.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs as well as license fees for the use of music and video.

IT Services

Expenditures for hosting of the District website, the Nocatee app, and other IT service costs, including an annual service agreement for CDD computer services.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Miscellaneous

Represents any minor expenditure the District may need to make during the Fiscal Year that does not fit into another category.

Staff Bonus Pool

Represents maximum available funds for annual staff bonuses to be distributed at the discretion of the Board of Supervisors in accordance with the adopted plan.

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Community Development District
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Landscaping:

Insurance

Represents estimated cost to provide insurance for assets of the District.

Miscellaneous Field

Other field related expenditures.

Contingency

Funds budgeted for unforeseen circumstances or expenses, such as major storm expenditures.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year, such as renovations or additions to the maintenance facilities.

Landscaping Wages

Wages associated with landscape services. The District has responsibilities for the maintenance of landscaping services for District roads, ponds, amenities and District areas throughout the community. The District has an inter-local agreement with St Johns County and the State of Florida to provide enhanced landscaping maintenance for certain roadways.

Taxes and Benefits

Taxes and Benefits related to landscape staff. This also includes Workers Compensation Insurance allocation.

Employee Screening

Costs for pre-employment screening.

Chemicals, Fertilizer & Seed

Costs for Chemicals, fertilizer and seed to maintain District grasses and plant beds.

Sod, Pine straw, Mulch & Ground Cover

Costs to replace sod throughout District property, replace pine straw annually, mulch and replace ground cover as needed.

Direct Supplies

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Supplies used in direct field operations such as mower blades and parts, weed eating equipment, etc.

Debris Removal

Costs to dispose of debris from tree trimming and related activities.

Fuel

Costs for gasoline and diesel for District owned or rented mowers and landscape equipment.

Safety Consultants

Costs for staff training on safety issues.

Other Contracted Services

Technical consultants on District trees, grasses and ground covers. Contracted tree trimming. Also includes costs for other repairs and maintenance contracted to third parties.

Vehicle Expense

Costs to operate District vehicles for District purposes.

Ice/Water

Ice and water service for District landscape staff.

Uniforms

Shirts for landscape staff for safety and identification purposes

Utilities

Electric and water expenses for the landscape office trailer.

Other Administrative Expenses

Miscellaneous costs related to the administration of the landscape office.

Equipment

Represents and capital expenditures the District may need to make during the Fiscal Year. This may include equipment needed for a new crew. Equipment may include three Toro mowers, two utility vehicles and one spray rig.

Equipment Repair

Costs for the repair and maintenance of District landscape equipment.

Tolomato Community Development District

ADOPTED BUDGET
Fiscal Year 2024

Rental - Equipment

Occasionally, the District will rent equipment for special projects or for temporary replacement. This will include high reach lifts and other specialty equipment.

Rental - Other

The District rents several storage containers for storage of supplies, materials, and equipment.

Roadway Expenses

Plant Replacement and Annuals

Replacement of trees and shrubs, as needed.

Replacements From Uninsured Damage

Replacement of trees and shrubs as needed due to damage caused by vehicles, net of recovery from drivers or their insurance.

Lighting Replacements & General Maintenance

Represents various costs associated related to entrance way lighting.

Lighting - FPL Maintenance

Represents various costs associated related to the maintenance of FPL Lighting.

Lighting - FPL Capital

Capital costs associated with a contract with Florida Power And Light dated 3/7/03 for the provision of 151 29' ornamental street lights and similar agreements.

Utilities FPL & JEA

The District has numerous accounts with Florida Power and Light and Jacksonville Electric Authority. Services include street lights and maintenance pumps.

Irrigation Repair

Repairs and maintenance to the District's irrigation system.

Repairs - Hardscape

Repairs and maintenance of District pavers and other hardscape surfaces.

Tolomato
Community Development District
ADOPTED BUDGET
Fiscal Year 2024

Pump Maintenance

The District contracts for quarterly service on District owned stormwater pumps as well as other repairs for the pumps.

Reclaimed Water Use

The District contracts with Jacksonville Electric Authority for reclaimed water for use in irrigation.

Pond Maintenance (Water Quality)

The District contracts with a pond maintenance company to maintain the water quality standards required by the permitting agencies for the stormwater management ponds within the District.

Signage Repair and Replacement

Annual renovation/replacement costs for District signs.

Environmental

Represents costs associated with providing the Wetland Mitigation Monitoring Reports to the permitting agencies that have jurisdiction over the Districts Wetlands. Environmental services are provided by Environmental Services, Inc.

Maintenance

Represents costs for specific District staff to repair and assist in maintaining District assets such as parks and common areas as well as provide limited security surveillance over District properties.

Facility Rentals

Several District facilities are available for rental, including the Nocatee Room banquet facilities, the Splash Waterpark cabana, and the event lawn, Greenleaf Pavilion, Cypress Trails Pavilion, Twenty Mile Post Pavilion and other District accessories. Costs are related to the operations of these facilities.

Recreation and Events

The District offers a variety of weekly events and activities to the community. A portion of these costs are also offset by related revenues. The District also operates a Fitness Center facility for the use of Nocatee Resident Card Holders.

Tolomato
Community Development District
ADOPTED BUDGET
Fiscal Year 2024

Staffing is provided for fitness classes as well as a various sports courts. Costs are for classes and camps are largely offset by related revenues.

Splash Waterpark and Swim Club

The Splash Waterpark is operated by the District for the benefit of Resident Card Holders. The budget includes all operational costs of the pools, attractions and related services.

Greenleaf Amenity

The Greenleaf amenity includes a pavilion, dog park and playing field. This includes all associated costs with repairs and maintenance of the facility.

Cypress Trails Amenity

The Cypress Trails amenity includes a pool, pavilion, and dog park. Costs include part time staffing for pool attendants, pool maintenance, as well as costs associated with maintenance of the pavilion and park areas.

Twenty Mile Amenity

The Twenty Mile amenity includes a pool, pavilion, and dog park. Costs include part time staffing for pool attendants, pool maintenance, as well as costs associated with maintenance of the pavilion and park areas. This also includes expenses for Twenty Mile Post parka nd pavilion.

Crosswater Amenity

The Crosswater amenity includes a pool, pavilion, and dog park. Costs include part time staffing for pool attendants, pool maintenance, as well as costs associated with maintenance of the pavilion and park areas.

Settlers Pond

The Settlers Pond offers a 14 acre fishing and recreation pond, pavilion, playground and dog parks. Costs include maintenance of the pond and grounds.

Seabrook Park

Seabrook Park is planned to open in May 2024. The park will provide the CDDs largest outlying swimming pool, a dog park, playground, and pavilion.

Media

The District maintains various methods of communication to residents such as video and social media. Costs include staffing, equipment and supplies for audio and video production.

Tolomato
Community Development District
ADOPTED BUDGET
Fiscal Year 2024

Spray Park Amenity

The Spray Waterpark is operated by the District for the benefit of Resident Card Holders. The budget includes all operational costs of the pools, attractions and related services.

Food & Beverage

The District provides food and beverage service to the Splash Waterpark as well as the Spray Waterpark and Nocatee Station Field. This represents staffing and related overhead costs other than direct cost of sales.

Reserves

To set aside and accumulate board restricted funds for the purpose of establishing a cash reserve to be used only for major projects to District buildings and infrastructure as well as a reserve for landscaping damage due to hurricanes or similar major event.

**Tolomato Community Development District
General Fund Assessments
Fiscal Year 2024**

Unit Type	MPD Units St Johns County	MPD Units Duval County	Non-MDP Acres St Johns County	Non-MDP Acres Duval County	ERUs	Total ERUs	FY 2024 Assessment Per Unit St Johns County	FY 2024 Assessment Per Unit Duval County	Total General Fund Assessments
SF 40	2,410	-			0.90	2,169	\$ 544.60	\$ 553.43	\$ 1,312,478
SF 50	2,910	511			1.00	3,421	\$ 605.10	\$ 614.92	2,075,073
SF 60	1,722	343			1.10	2,272	\$ 665.62	\$ 676.42	1,378,212
SF 70	1,685	50			1.20	2,082	\$ 726.13	\$ 737.90	1,260,422
SF 80	491	-			1.30	638	\$ 786.64	\$ 799.39	386,238
SF 90	102	-			1.40	143	\$ 847.15	\$ 860.89	86,410
SF 100	217	-			1.50	326	\$ 907.66	\$ 922.38	196,962
Subtotal	9,537	904				11,050			6,695,796
<u>Multifamily Products</u>									
Townhouses	751	90			0.80	673	\$ 484.09	\$ 491.94	407,826
Condos	284	0			0.80	227	\$ 423.57	\$ 430.44	120,294
Apartments	244	1,040			0.60	770	\$ 363.06	\$ 368.95	472,295
Subtotal	1,279	1,130				1,670		\$ -	1,000,415
<u>Non-Residential Products</u>									
Professional & Corporate Office	595.87	129.60			0.59	424	\$ 353.98	\$ 359.72	257,550
Commercial/Retail	376.50	42.72			0.47	197	\$ 284.40	\$ 289.01	119,421
Assisted Living	77.76	0.00			0.40	31	\$ 242.04	\$ 245.97	18,821
Senior Independent Living	174.53	0.00			0.45	79	\$ 272.29	\$ 276.71	47,523
Continuing Care Retirement Com		33.05			4.71	156		\$ 2,896.20	95,719
Recreation	5.81	0.00			1.80	10	\$ 1,089.19	\$ 1,106.85	6,328
Self-Storage	98.41	100.04			0.15	30	\$ 90.77	\$ 92.24	18,159
Hotel (rooms)	102.00	0.00			0.26	27	\$ 157.33	\$ 159.88	16,047
Churches	88.00	114.78			0.34	69	\$ 205.74	\$ 209.08	42,103
Schools	-	0.00			0.87	-	\$ -	\$ -	-
Club Houses	79.20	30.77			0.94	103	\$ 565.77	\$ 574.94	62,500
Non-MDP Acres			93.66	68.34	0.45	73	\$ 272.29	\$ 276.71	44,413
Subtotal	1,598	451	94	68		1,125			728,586
Total	12,414	2,485	94	68		13,846			8,424,797

Excess Collections	24,362
Less Collections & Discounts St Johns County 6%	(431,360)
Less Collections & Discounts Duval County 7.5%	(92,672)
Net Assessments	\$ 7,925,127

Tolomato
Community Development District

Debt Service Fund
Series 2022A

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY2024 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 2,612,300	\$ 2,618,333	\$ -	\$ 2,618,333	\$ 2,609,181
Carry Forward Surplus	\$ 726,057	\$ 1,088,133	\$ -	\$ 1,088,133	\$ 644,006
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ 39,189	\$ -	\$ 39,189	\$ -
Interest Income	\$ -	\$ 51,696	\$ 10,000	\$ 61,696	\$ 35,000
TOTAL REVENUES	\$ 3,338,357	\$ 3,797,351	\$ 10,000	\$ 3,807,351	\$ 3,288,187
<u>EXPENDITURES:</u>					
<i>Series 2022A</i>					
Interest 11/1	\$ 603,050	\$ 603,050	\$ -	\$ 603,050	\$ 580,575
Interest - 5/1	\$ 603,050	\$ 602,675	\$ -	\$ 602,675	\$ 580,575
Principal - 5/1	\$ 1,425,000	\$ 1,425,000	\$ -	\$ 1,425,000	\$ 1,465,000
Special call - 5/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,631,100	\$ 2,690,725	\$ -	\$ 2,690,725	\$ 2,626,150
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ (472,620)	\$ -	\$ (472,620)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,631,100	\$ 3,163,345	\$ -	\$ 3,163,345	\$ 2,626,150
EXCESS REVENUES/(EXP)	\$ 707,257	\$ 634,006	\$ 10,000	\$ 644,006	\$ 662,037

Interest 11/1/2024 \$ 558,600

Series 2022A

Represents bonds secured by the pledged revenues assigned to properties located in the southern part of the District, which was part of the previously issued Series 2015-1 bonds. These properties were platted at the time of the issuance.

Tolomato Community Development District Series 2022A St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2022A Debt Assigned	Current Unamortized Series2022A Debt	Total Series 2022A Annual Debt Service Assessments
Totals		\$ 34,245,000	32,760,000	\$ 2,612,300
Debt Assigned				
Del Webb Ponte Vedra	616.90	\$ 11,511,395	11,012,215	\$ 878,120
Anthem Ridge	80.40	1,466,777	1,403,172	111,890
Freedom Landing	248.50	4,669,013	4,466,546	356,165
Heritage Trace	199.70	3,736,456	3,574,428	285,027
Liberty Cove	123.30	2,413,176	2,308,531	184,083
Pioneer Village	146.40	2,830,889	2,708,130	215,948
Settlers Landing	331.40	6,288,159	6,015,479	479,677
Franklin Square	60.80	1,329,135	1,271,498	101,390
Grand Total Debt		<u>\$ 34,245,000</u>	<u>\$ 32,760,000</u>	<u>\$ 2,612,300</u>
				Estimated shortfall due to accumulated paydowns/payoffs
				\$ (3,119)
				Adjusted Assessments
				<u>\$ 2,609,181</u>

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022A, Special Assessment Revenue Bonds
Amortization Schedule
 updated 3/29/23

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	34,245,000				\$ 34,245,000
1-May-22	\$ 34,245,000	\$ 254,621	\$ -		\$ 34,245,000
1-Nov-22	\$ 34,245,000	\$ 603,050		\$ -	\$ 34,245,000
1-May-23	\$ 34,245,000	\$ 602,675	\$ 1,425,000	\$ 60,000	\$ 32,760,000
1-Nov-23	\$ 32,760,000	\$ 580,575			\$ 32,760,000
1-May-24	\$ 32,760,000	\$ 580,575	\$ 1,465,000		\$ 31,295,000
1-Nov-24	\$ 31,295,000	\$ 558,600			\$ 31,295,000
1-May-25	\$ 31,295,000	\$ 558,600	\$ 1,510,000		\$ 29,785,000
1-Nov-25	\$ 29,785,000	\$ 535,950			\$ 29,785,000
1-May-26	\$ 29,785,000	\$ 535,950	\$ 1,555,000		\$ 28,230,000
1-Nov-26	\$ 28,230,000	\$ 512,625			\$ 28,230,000
1-May-27	\$ 28,230,000	\$ 512,625	\$ 1,605,000		\$ 26,625,000
1-Nov-27	\$ 26,625,000	\$ 488,550			\$ 26,625,000
1-May-28	\$ 26,625,000	\$ 488,550	\$ 1,655,000		\$ 24,970,000
1-Nov-28	\$ 24,970,000	\$ 463,725			\$ 24,970,000
1-May-29	\$ 24,970,000	\$ 463,725	\$ 1,705,000		\$ 23,265,000
1-Nov-29	\$ 23,265,000	\$ 438,150			\$ 23,265,000
1-May-30	\$ 23,265,000	\$ 438,150	\$ 1,755,000		\$ 21,510,000
1-Nov-30	\$ 21,510,000	\$ 411,825			\$ 21,510,000
1-May-31	\$ 21,510,000	\$ 411,825	\$ 1,810,000		\$ 19,700,000
1-Nov-31	\$ 19,700,000	\$ 384,675			\$ 19,700,000
1-May-32	\$ 19,700,000	\$ 384,675	\$ 1,865,000		\$ 17,835,000
1-Nov-32	\$ 17,835,000	\$ 356,700			\$ 17,835,000
1-May-33	\$ 17,835,000	\$ 356,700	\$ 1,930,000		\$ 15,905,000
1-Nov-33	\$ 15,905,000	\$ 318,100			\$ 15,905,000
1-May-34	\$ 15,905,000	\$ 318,100	\$ 2,010,000		\$ 13,895,000
1-Nov-34	\$ 13,895,000	\$ 277,900			\$ 13,895,000
1-May-35	\$ 13,895,000	\$ 277,900	\$ 2,090,000		\$ 11,805,000
1-Nov-35	\$ 11,805,000	\$ 236,100			\$ 11,805,000
1-May-36	\$ 11,805,000	\$ 236,100	\$ 2,175,000		\$ 9,630,000
1-Nov-36	\$ 9,630,000	\$ 192,600			\$ 9,630,000
1-May-37	\$ 9,630,000	\$ 192,600	\$ 2,265,000		\$ 7,365,000
1-Nov-37	\$ 7,365,000	\$ 147,300			\$ 7,365,000
1-May-38	\$ 7,365,000	\$ 147,300	\$ 2,355,000		\$ 5,010,000
1-Nov-38	\$ 5,010,000	\$ 100,200			\$ 5,010,000
1-May-39	\$ 5,010,000	\$ 100,200	\$ 2,455,000		\$ 2,555,000
1-Nov-39	\$ 2,555,000	\$ 51,100			\$ 2,555,000
1-May-40	\$ 2,555,000	\$ 51,100	\$ 2,555,000		\$ -
1-Nov-40					
		<u>\$ 13,569,696</u>	<u>\$ 34,185,000</u>		

Tolomato
Community Development District

Debt Service Fund
Series 2022B

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY2024 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 1,701,388	\$ 1,701,874	\$ -	\$ 1,701,874	\$ 1,701,388
Carry Forward Surplus	\$ 356,190	\$ 1,049,150	\$ -	\$ 1,049,150	\$ 378,452
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 50,725	\$ 10,000	\$ 60,725	\$ 40,000
TOTAL REVENUES	\$ 2,057,578	\$ 2,801,749	\$ 10,000	\$ 2,811,749	\$ 2,119,840
<u>EXPENDITURES:</u>					
<i>Series 2022B</i>					
Interest 11/1	\$ 355,072	\$ 355,072	\$ -	\$ 355,072	\$ 341,947
Interest - 5/1	\$ 355,072	\$ 355,072	\$ -	\$ 355,072	\$ 341,947
Principal - 5/1	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 1,030,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,710,144	\$ 1,710,144	\$ -	\$ 1,710,144	\$ 1,713,894
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ (723,153)	\$ -	\$ (723,153)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,710,144	\$ 2,433,297	\$ -	\$ 2,433,297	\$ 1,713,894
EXCESS REVENUES/(EXP)	\$ 347,434	\$ 368,452	\$ 10,000	\$ 378,452	\$ 405,946
				Interest 11/1/2024	\$ 328,428

Series 2022B

Represents bonds secured by the pledged revenues assigned to properties located in the southern part of the District, which was part of the previously issued Series 2015-1 and Series 2015-2 bonds. These properties were not platted at the time of the issuance.

Series 2022B St Johns County Assessments

Fiscal Year 2024

	Total ERUs	Total Series 2022B Debt Assigned	Current Unamortized Series 2022B Debt	Total Series 2022B Annual Debt Service Assessments
Totals		\$ 23,335,000	\$ 22,335,000	\$ 1,701,388
Debt Assigned				
Del Webb Ponte Vedra Ph III	287.20	\$ 5,921,574	5,667,810	\$ 431,750
Palm Crest	110.00	\$ 2,228,631	2,133,125	\$ 162,493
Seabrook Village I	309.10	\$ 6,501,841	6,223,211	\$ 474,059
Coral Ridge	225.60	\$ 4,461,650	4,270,450	\$ 325,305
Seabrook Village II	5.00	\$ 93,194	89,200	\$ 5,419
Crosswinds	186.50	\$ 4,128,110	3,951,204	\$ 302,361
Grand Total Debt		\$ 23,335,000	\$ 22,335,000	\$ 1,701,388
		Estimated shortfall due to accumulated paydowns/payoffs		\$ -
		Adjusted Assessments		\$ 1,701,388

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022B, Special Assessment Revenue Bonds
Amortization Schedule
updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	23,335,000				\$ 23,335,000.00
1-May-22	\$ 23,335,000	\$ 149,919.24	\$ -		\$ 23,335,000.00
1-Nov-22	\$ 23,335,000	\$ 355,071.88			\$ 23,335,000.00
1-May-23	\$ 23,335,000	\$ 355,071.88	\$ 1,000,000.00		\$ 22,335,000.00
1-Nov-23	\$ 22,335,000	\$ 341,946.88			\$ 22,335,000.00
1-May-24	\$ 22,335,000	\$ 341,946.88	\$ 1,030,000.00		\$ 21,305,000.00
1-Nov-24	\$ 21,305,000	\$ 328,428.13			\$ 21,305,000.00
1-May-25	\$ 21,305,000	\$ 328,428.13	\$ 1,055,000.00		\$ 20,250,000.00
1-Nov-25	\$ 20,250,000	\$ 314,581.26			\$ 20,250,000.00
1-May-26	\$ 20,250,000	\$ 314,581.26	\$ 1,085,000.00		\$ 19,165,000.00
1-Nov-26	\$ 19,165,000	\$ 300,340.63			\$ 19,165,000.00
1-May-27	\$ 19,165,000	\$ 300,340.63	\$ 1,115,000.00		\$ 18,050,000.00
1-Nov-27	\$ 18,050,000	\$ 285,706.25			\$ 18,050,000.00
1-May-28	\$ 18,050,000	\$ 285,706.25	\$ 1,145,000.00		\$ 16,905,000.00
1-Nov-28	\$ 16,905,000	\$ 268,531.25			\$ 16,905,000.00
1-May-29	\$ 16,905,000	\$ 268,531.25	\$ 1,180,000.00		\$ 15,725,000.00
1-Nov-29	\$ 15,725,000	\$ 250,831.25			\$ 15,725,000.00
1-May-30	\$ 15,725,000	\$ 250,831.25	\$ 1,215,000.00		\$ 14,510,000.00
1-Nov-30	\$ 14,510,000	\$ 232,606.25			\$ 14,510,000.00
1-May-31	\$ 14,510,000	\$ 232,606.25	\$ 1,255,000.00		\$ 13,255,000.00
1-Nov-31	\$ 13,255,000	\$ 213,781.25			\$ 13,255,000.00
1-May-32	\$ 13,255,000	\$ 213,781.25	\$ 1,290,000.00		\$ 11,965,000.00
1-Nov-32	\$ 11,965,000	\$ 194,431.25			\$ 11,965,000.00
1-May-33	\$ 11,965,000	\$ 194,431.25	\$ 1,330,000.00		\$ 10,635,000.00
1-Nov-33	\$ 10,635,000	\$ 172,818.75			\$ 10,635,000.00
1-May-34	\$ 10,635,000	\$ 172,818.75	\$ 1,375,000.00		\$ 9,260,000.00
1-Nov-34	\$ 9,260,000	\$ 150,475.00			\$ 9,260,000.00
1-May-35	\$ 9,260,000	\$ 150,475.00	\$ 1,420,000.00		\$ 7,840,000.00
1-Nov-35	\$ 7,840,000	\$ 127,400.00			\$ 7,840,000.00
1-May-36	\$ 7,840,000	\$ 127,400.00	\$ 1,470,000.00		\$ 6,370,000.00
1-Nov-36	\$ 6,370,000	\$ 103,512.50			\$ 6,370,000.00
1-May-37	\$ 6,370,000	\$ 103,512.50	\$ 1,515,000.00		\$ 4,855,000.00
1-Nov-37	\$ 4,855,000	\$ 78,893.75			\$ 4,855,000.00
1-May-38	\$ 4,855,000	\$ 78,893.75	\$ 1,565,000.00		\$ 3,290,000.00
1-Nov-38	\$ 3,290,000	\$ 53,462.50			\$ 3,290,000.00
1-May-39	\$ 3,290,000	\$ 53,462.50	\$ 1,620,000.00		\$ 1,670,000.00
1-Nov-39	\$ 1,670,000	\$ 27,137.50			\$ 1,670,000.00
1-May-40	\$ 1,670,000	\$ 27,137.50	\$ 1,670,000.00		\$ -
1-Nov-40					
		<u>\$ 7,749,831.80</u>	<u>\$ 23,335,000.00</u>		

Tolomato
Community Development District

Debt Service Fund
Series 2022C

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
REVENUES:					
Special Assessments	\$ 1,331,710	\$ 1,332,675	\$ -	\$ 1,332,675	\$ 1,331,710
Carry Forward Surplus	\$ 289,713	\$ 290,758	\$ -	\$ 290,758	\$ 477,895
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 37,441	\$ 8,000	\$ 45,441	\$ 28,000
TOTAL REVENUES	\$ 1,621,423	\$ 1,660,874	\$ 8,000	\$ 1,668,874	\$ 1,837,605
EXPENDITURES:					
Series 2022A					
Interest 11/1	\$ 289,490	\$ 289,490	\$ -	\$ 289,490	\$ 278,850
Interest - 5/1	\$ 289,490	\$ 289,490	\$ -	\$ 122,229	\$ 278,850
Principal - 5/1	\$ 760,000	\$ 760,000	\$ -	\$ 760,000	\$ 785,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,338,980	\$ 1,338,980	\$ -	\$ 1,171,719	\$ 1,342,700
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	\$ -	\$ (19,260)	\$ -	\$ (19,260)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,338,980	\$ 1,358,240	\$ -	\$ 1,190,979	\$ 1,342,700
EXCESS REVENUES/(EXP)	\$ 282,443	\$ 302,634	\$ 8,000	\$ 477,895	\$ 494,905

Interest 11/1/2024 \$ 267,860

Series 2022C

Represents bonds secured by the pledged revenues assigned to properties that were part of the previously issued Series 2012-4 bonds.

Tolomato Community Development District Series 2022C St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2022C Debt Assigned	Current Unamortized Series 2022C Debt	Total Series 2022C Annual Debt Service Assessments
Totals		\$ 18,015,000	\$ 17,255,000	\$ 1,331,710
Debt Assigned				
West End	165.10	\$ 3,164,383	3,030,887	\$ 233,919
TC North II	4.41	\$ 116,698	111,775	\$ 8,627
Palmetto Cove	73.20	\$ 1,237,355	1,185,155	\$ 91,468
Fleet Landing	146.01	\$ 2,567,681	2,459,358	\$ 189,809
Wheelhouse West	4.65	\$ 84,896	81,315	\$ 6,277
Southwest Quad Burbank	4.68	\$ 123,863	118,637	\$ 9,160
Town Center East Ph II (E&F)	6.58	\$ 1,159,592	1,110,672	\$ 85,750
Grocer West	7.84	\$ 1,381,074	1,322,811	\$ 102,128
Unassigned		\$ 8,179,458	7,834,391	\$ 604,572
Grand Total Debt		<u>\$ 18,015,000</u>	<u>\$ 17,255,000</u>	<u>\$ 1,331,710</u>
		Estimated shortfall due to accumulated paydowns/payoffs		\$ -
		Adjusted Assessments		<u>\$ 1,331,710</u>

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022C, Special Assessment Revenue Bonds
Amortization Schedule
updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	18,015,000				\$ 18,015,000.00
1-May-22	\$ 18,015,000	\$ 122,229.12	\$ -		\$ 18,015,000.00
1-Nov-22	\$ 18,015,000	\$ 289,490.00			\$ 18,015,000.00
1-May-23	\$ 18,015,000	\$ 289,490.00	\$ 760,000.00		\$ 17,255,000.00
1-Nov-23	\$ 17,255,000	\$ 278,850.00			\$ 17,255,000.00
1-May-24	\$ 17,255,000	\$ 278,850.00	\$ 785,000.00		\$ 16,470,000.00
1-Nov-24	\$ 16,470,000	\$ 267,860.00			\$ 16,470,000.00
1-May-25	\$ 16,470,000	\$ 267,860.00	\$ 805,000.00		\$ 15,665,000.00
1-Nov-25	\$ 15,665,000	\$ 256,590.00			\$ 15,665,000.00
1-May-26	\$ 15,665,000	\$ 256,590.00	\$ 830,000.00		\$ 14,835,000.00
1-Nov-26	\$ 14,835,000	\$ 244,970.00			\$ 14,835,000.00
1-May-27	\$ 14,835,000	\$ 244,970.00	\$ 850,000.00		\$ 13,985,000.00
1-Nov-27	\$ 13,985,000	\$ 233,070.00			\$ 13,985,000.00
1-May-28	\$ 13,985,000	\$ 233,070.00	\$ 875,000.00		\$ 13,110,000.00
1-Nov-28	\$ 13,110,000	\$ 219,070.00			\$ 13,110,000.00
1-May-29	\$ 13,110,000	\$ 219,070.00	\$ 905,000.00		\$ 12,205,000.00
1-Nov-29	\$ 12,205,000	\$ 204,590.00			\$ 12,205,000.00
1-May-30	\$ 12,205,000	\$ 204,590.00	\$ 935,000.00		\$ 11,270,000.00
1-Nov-30	\$ 11,270,000	\$ 189,630.00			\$ 11,270,000.00
1-May-31	\$ 11,270,000	\$ 189,630.00	\$ 965,000.00		\$ 10,305,000.00
1-Nov-31	\$ 10,305,000	\$ 174,190.00			\$ 10,305,000.00
1-May-32	\$ 10,305,000	\$ 174,190.00	\$ 995,000.00		\$ 9,310,000.00
1-Nov-32	\$ 9,310,000	\$ 158,270.00			\$ 9,310,000.00
1-May-33	\$ 9,310,000	\$ 158,270.00	\$ 1,030,000.00		\$ 8,280,000.00
1-Nov-33	\$ 8,280,000	\$ 140,760.00			\$ 8,280,000.00
1-May-34	\$ 8,280,000	\$ 140,760.00	\$ 1,065,000.00		\$ 7,215,000.00
1-Nov-34	\$ 7,215,000	\$ 122,655.00			\$ 7,215,000.00
1-May-35	\$ 7,215,000	\$ 122,655.00	\$ 1,105,000.00		\$ 6,110,000.00
1-Nov-35	\$ 6,110,000	\$ 103,870.00			\$ 6,110,000.00
1-May-36	\$ 6,110,000	\$ 103,870.00	\$ 1,140,000.00		\$ 4,970,000.00
1-Nov-36	\$ 4,970,000	\$ 84,490.00			\$ 4,970,000.00
1-May-37	\$ 4,970,000	\$ 84,490.00	\$ 1,180,000.00		\$ 3,790,000.00
1-Nov-37	\$ 3,790,000	\$ 64,430.00			\$ 3,790,000.00
1-May-38	\$ 3,790,000	\$ 64,430.00	\$ 1,220,000.00		\$ 2,570,000.00
1-Nov-38	\$ 2,570,000	\$ 43,690.00			\$ 2,570,000.00
1-May-39	\$ 2,570,000	\$ 43,690.00	\$ 1,265,000.00		\$ 1,305,000.00
1-Nov-39	\$ 1,305,000	\$ 22,185.00			\$ 1,305,000.00
1-May-40	\$ 1,305,000	\$ 22,185.00	\$ 1,305,000.00		\$ -
1-Nov-40					
		<u>\$ 6,319,549.12</u>	<u>\$ 18,015,000.00</u>		

Tolomato

Community Development District

Debt Service Fund Series 2022-1

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
REVENUES:					
Special Assessments	\$ 241,200	\$ 241,766	\$ -	\$ 241,766	\$ 241,200
Carry Forward Surplus	\$ 77,892	\$ 78,273	\$ -	\$ 78,273	\$ 85,450
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 7,563	\$ 2,000	\$ 9,563	\$ 6,500
TOTAL REVENUES	\$ 319,092	\$ 327,602	\$ 2,000	\$ 329,602	\$ 333,150
EXPENDITURES:					
Series 2022-1					
Interest 11/1	\$ 77,832	\$ 77,832	\$ -	\$ 77,832	\$ 76,610
Interest - 5/1	\$ 77,832	\$ 77,832	\$ -	\$ 77,832	\$ 76,610
Principal - 5/1	\$ 85,000	\$ 85,000	\$ -	\$ 85,000	\$ 85,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 240,664	\$ 240,664	\$ -	\$ 240,664	\$ 238,220
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	\$ -	\$ (3,488)	\$ -	\$ (3,488)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 240,664	\$ 244,152	\$ -	\$ 244,152	\$ 238,220
EXCESS REVENUES/(EXP)	\$ 78,428	\$ 83,450	\$ 2,000	\$ 85,450	\$ 94,930
				Interest 11/1/2024	\$ 75,388

Tolomato Community Development District Series 2022-1 St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2022-1 Debt Assigned	Current Unamortized Series 2022-1 Debt	Total Series 2022-1 Annual Debt Service Assessments
Totals		\$ 4,275,000	4,190,000	\$ 241,200
Debt Assigned				
Preserve Lots	111.00	\$ 3,005,888	2,946,122	\$ 169,595
Waterfront Lots	45.00	\$ 1,269,112	1,243,878	\$ 71,605
Grand Total Debt		\$ 4,275,000	\$ 4,190,000	\$ 241,200
		Estimated shortfall due to accumulated paydowns/payoffs		\$ -
		Adjusted Assessments		\$ 241,200

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022-1, Special Assessment Revenue Bonds
Amortization Schedule
 updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	4,275,000				\$ 4,275,000.00
1-May-22	\$ 4,275,000	\$ 32,862.35	\$ -		\$ 4,275,000.00
1-Nov-22	\$ 4,275,000	\$ 77,831.88			\$ 4,275,000.00
1-May-23	\$ 4,275,000	\$ 77,831.88	\$ 85,000.00		\$ 4,190,000.00
1-Nov-23	\$ 4,190,000	\$ 76,610.00			\$ 4,190,000.00
1-May-24	\$ 4,190,000	\$ 76,610.00	\$ 85,000.00		\$ 4,105,000.00
1-Nov-24	\$ 4,105,000	\$ 75,388.13			\$ 4,105,000.00
1-May-25	\$ 4,105,000	\$ 75,388.13	\$ 90,000.00		\$ 4,015,000.00
1-Nov-25	\$ 4,015,000	\$ 74,094.38			\$ 4,015,000.00
1-May-26	\$ 4,015,000	\$ 74,094.38	\$ 90,000.00		\$ 3,925,000.00
1-Nov-26	\$ 3,925,000	\$ 72,800.63			\$ 3,925,000.00
1-May-27	\$ 3,925,000	\$ 72,800.63	\$ 95,000.00		\$ 3,830,000.00
1-Nov-27	\$ 3,830,000	\$ 71,435.00			\$ 3,830,000.00
1-May-28	\$ 3,830,000	\$ 71,435.00	\$ 95,000.00		\$ 3,735,000.00
1-Nov-28	\$ 3,735,000	\$ 69,867.50			\$ 3,735,000.00
1-May-29	\$ 3,735,000	\$ 69,867.50	\$ 100,000.00		\$ 3,635,000.00
1-Nov-29	\$ 3,635,000	\$ 68,217.50			\$ 3,635,000.00
1-May-30	\$ 3,635,000	\$ 68,217.50	\$ 105,000.00		\$ 3,530,000.00
1-Nov-30	\$ 3,530,000	\$ 66,485.00			\$ 3,530,000.00
1-May-31	\$ 3,530,000	\$ 66,485.00	\$ 105,000.00		\$ 3,425,000.00
1-Nov-31	\$ 3,425,000	\$ 64,752.50			\$ 3,425,000.00
1-May-32	\$ 3,425,000	\$ 64,752.50	\$ 110,000.00		\$ 3,315,000.00
1-Nov-32	\$ 3,315,000	\$ 62,937.50			\$ 3,315,000.00
1-May-33	\$ 3,315,000	\$ 62,937.50	\$ 115,000.00		\$ 3,200,000.00
1-Nov-33	\$ 3,200,000	\$ 60,925.00			\$ 3,200,000.00
1-May-34	\$ 3,200,000	\$ 60,925.00	\$ 120,000.00		\$ 3,080,000.00
1-Nov-34	\$ 3,080,000	\$ 58,825.00			\$ 3,080,000.00
1-May-35	\$ 3,080,000	\$ 58,825.00	\$ 125,000.00		\$ 2,955,000.00
1-Nov-35	\$ 2,955,000	\$ 56,637.50			\$ 2,955,000.00
1-May-36	\$ 2,955,000	\$ 56,637.50	\$ 130,000.00		\$ 2,825,000.00
1-Nov-36	\$ 2,825,000	\$ 54,362.50			\$ 2,825,000.00
1-May-37	\$ 2,825,000	\$ 54,362.50	\$ 130,000.00		\$ 2,695,000.00
1-Nov-37	\$ 2,695,000	\$ 52,087.50			\$ 2,695,000.00
1-May-38	\$ 2,695,000	\$ 52,087.50	\$ 135,000.00		\$ 2,560,000.00
1-Nov-38	\$ 2,560,000	\$ 49,725.00			\$ 2,560,000.00
1-May-39	\$ 2,560,000	\$ 49,725.00	\$ 140,000.00		\$ 2,420,000.00
1-Nov-39	\$ 2,420,000	\$ 47,275.00			\$ 2,420,000.00
1-May-40	\$ 2,420,000	\$ 47,275.00	\$ 145,000.00		\$ 2,275,000.00
1-Nov-40	\$ 2,275,000	\$ 44,737.50			\$ 2,275,000.00
1-May-41	\$ 2,275,000	\$ 44,737.50	\$ 150,000.00		\$ 2,125,000.00
1-Nov-41	\$ 2,125,000	\$ 42,112.50			\$ 2,125,000.00
1-May-42	\$ 2,125,000	\$ 42,112.50	\$ 155,000.00		\$ 1,970,000.00
1-Nov-42	\$ 1,970,000	\$ 39,400.00			\$ 1,970,000.00
1-May-43	\$ 1,970,000	\$ 39,400.00	\$ 165,000.00		\$ 1,805,000.00
1-Nov-43	\$ 1,805,000	\$ 36,100.00			\$ 1,805,000.00
1-May-44	\$ 1,805,000	\$ 36,100.00	\$ 170,000.00		\$ 1,635,000.00
1-Nov-44	\$ 1,635,000	\$ 32,700.00			\$ 1,635,000.00
1-May-45	\$ 1,635,000	\$ 32,700.00	\$ 175,000.00		\$ 1,460,000.00
1-Nov-45	\$ 1,460,000	\$ 29,200.00			\$ 1,460,000.00
1-May-46	\$ 1,460,000	\$ 29,200.00	\$ 185,000.00		\$ 1,275,000.00
1-Nov-46	\$ 1,275,000	\$ 25,500.00			\$ 1,275,000.00
1-May-47	\$ 1,275,000	\$ 25,500.00	\$ 190,000.00		\$ 1,085,000.00
1-Nov-47	\$ 1,085,000	\$ 21,700.00			\$ 1,085,000.00
1-May-48	\$ 1,085,000	\$ 21,700.00	\$ 200,000.00		\$ 885,000.00
1-Nov-48	\$ 885,000	\$ 17,700.00			\$ 885,000.00
1-May-49	\$ 885,000	\$ 17,700.00	\$ 210,000.00		\$ 675,000.00
1-Nov-49	\$ 675,000	\$ 13,500.00			\$ 675,000.00
1-May-50	\$ 675,000	\$ 13,500.00	\$ 215,000.00		\$ 460,000.00
1-Nov-50	\$ 460,000	\$ 9,200.00			\$ 460,000.00
1-May-51	\$ 460,000	\$ 9,200.00	\$ 225,000.00		\$ 235,000.00
1-Nov-51	\$ 235,000	\$ 4,700.00			\$ 235,000.00
1-May-52	\$ 235,000	\$ 4,700.00	\$ 235,000.00		\$ -
		\$ 2,986,477.39	\$ 4,275,000.00		

Tolomato
Community Development District

Debt Service Fund
Series 2022-2

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY2024 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 90,200	\$ 90,200	\$ -	\$ 90,200	\$ 90,200
Carry Forward Surplus	\$ 27,669	\$ 28,025	\$ -	\$ 28,025	\$ 34,830
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 3,058	\$ 800	\$ 3,858	\$ 2,800
TOTAL REVENUES	\$ 117,869	\$ 121,283	\$ 800	\$ 122,083	\$ 127,830
<u>EXPENDITURES:</u>					
<i>Series 2022-2</i>					
Interest 11/1	\$ 27,974	\$ 27,974	\$ -	\$ 27,974	\$ 27,543
Interest - 5/1	\$ 27,974	\$ 27,974	\$ -	\$ 27,974	\$ 27,543
Principal - 5/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 85,948	\$ 85,948	\$ -	\$ 85,948	\$ 90,085
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ (1,305)	\$ -	\$ (1,305)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 85,948	\$ 87,253	\$ -	\$ 87,253	\$ 90,085
EXCESS REVENUES/(EXP)	\$ 31,922	\$ 34,030	\$ 800	\$ 34,830	\$ 37,745

Interest 11/1/2024 \$ 27,039

Tolomato Community Development District Series 2022-2 St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2022-2 Debt Assigned	Current Unamortized Series 2022-2 Debt	Total Series 2022-2 Annual Debt Service Assessments
Totals		\$ 1,595,000	1,515,000	\$ 90,200
Debt Assigned Townhomes	55.25	\$ 1,595,000	1,515,000	\$ 90,200
Grand Total Debt		<u>\$ 1,595,000</u>	<u>\$ 1,515,000</u>	<u>\$ 90,200</u>
Estimated shortfall due to accumulated paydowns/payoffs Adjusted Assessments				<u>\$ -</u>
				<u>\$ 90,200</u>

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2022-2, Special Assessment Revenue Bonds
Amortization Schedule
 updated 2/1/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
2/15/22	1,595,000.00				\$ 1,595,000.00
1-May-22	\$ 1,595,000	\$ 12,114.61	\$ 50,000.00		\$ 1,545,000.00
1-Nov-22	\$ 1,545,000	\$ 27,973.75			\$ 1,545,000.00
1-May-23	\$ 1,545,000	\$ 27,973.75	\$ 30,000.00		\$ 1,515,000.00
1-Nov-23	\$ 1,515,000	\$ 27,542.50			\$ 1,515,000.00
1-May-24	\$ 1,515,000	\$ 27,542.50	\$ 35,000.00		\$ 1,480,000.00
1-Nov-24	\$ 1,480,000	\$ 27,039.38			\$ 1,480,000.00
1-May-25	\$ 1,480,000	\$ 27,039.38	\$ 35,000.00		\$ 1,445,000.00
1-Nov-25	\$ 1,445,000	\$ 26,536.25			\$ 1,445,000.00
1-May-26	\$ 1,445,000	\$ 26,536.25	\$ 35,000.00		\$ 1,410,000.00
1-Nov-26	\$ 1,410,000	\$ 26,033.13			\$ 1,410,000.00
1-May-27	\$ 1,410,000	\$ 26,033.13	\$ 35,000.00		\$ 1,375,000.00
1-Nov-27	\$ 1,375,000	\$ 25,530.00			\$ 1,375,000.00
1-May-28	\$ 1,375,000	\$ 25,530.00	\$ 35,000.00		\$ 1,340,000.00
1-Nov-28	\$ 1,340,000	\$ 24,952.50			\$ 1,340,000.00
1-May-29	\$ 1,340,000	\$ 24,952.50	\$ 40,000.00		\$ 1,300,000.00
1-Nov-29	\$ 1,300,000	\$ 24,292.50			\$ 1,300,000.00
1-May-30	\$ 1,300,000	\$ 24,292.50	\$ 40,000.00		\$ 1,260,000.00
1-Nov-30	\$ 1,260,000	\$ 23,632.50			\$ 1,260,000.00
1-May-31	\$ 1,260,000	\$ 23,632.50	\$ 40,000.00		\$ 1,220,000.00
1-Nov-31	\$ 1,220,000	\$ 22,972.50			\$ 1,220,000.00
1-May-32	\$ 1,220,000	\$ 22,972.50	\$ 40,000.00		\$ 1,180,000.00
1-Nov-32	\$ 1,180,000	\$ 22,312.50			\$ 1,180,000.00
1-May-33	\$ 1,180,000	\$ 22,312.50	\$ 45,000.00		\$ 1,135,000.00
1-Nov-33	\$ 1,135,000	\$ 21,525.00			\$ 1,135,000.00
1-May-34	\$ 1,135,000	\$ 21,525.00	\$ 45,000.00		\$ 1,090,000.00
1-Nov-34	\$ 1,090,000	\$ 20,737.50			\$ 1,090,000.00
1-May-35	\$ 1,090,000	\$ 20,737.50	\$ 45,000.00		\$ 1,045,000.00
1-Nov-35	\$ 1,045,000	\$ 19,950.00			\$ 1,045,000.00
1-May-36	\$ 1,045,000	\$ 19,950.00	\$ 50,000.00		\$ 995,000.00
1-Nov-36	\$ 995,000	\$ 19,075.00			\$ 995,000.00
1-May-37	\$ 995,000	\$ 19,075.00	\$ 50,000.00		\$ 945,000.00
1-Nov-37	\$ 945,000	\$ 18,200.00			\$ 945,000.00
1-May-38	\$ 945,000	\$ 18,200.00	\$ 50,000.00		\$ 895,000.00
1-Nov-38	\$ 895,000	\$ 17,325.00			\$ 895,000.00
1-May-39	\$ 895,000	\$ 17,325.00	\$ 55,000.00		\$ 840,000.00
1-Nov-39	\$ 840,000	\$ 16,362.50			\$ 840,000.00
1-May-40	\$ 840,000	\$ 16,362.50	\$ 55,000.00		\$ 785,000.00
1-Nov-40	\$ 785,000	\$ 15,400.00			\$ 785,000.00
1-May-41	\$ 785,000	\$ 15,400.00	\$ 60,000.00		\$ 725,000.00
1-Nov-41	\$ 725,000	\$ 14,350.00			\$ 725,000.00
1-May-42	\$ 725,000	\$ 14,350.00	\$ 60,000.00		\$ 665,000.00
1-Nov-42	\$ 665,000	\$ 13,300.00			\$ 665,000.00
1-May-43	\$ 665,000	\$ 13,300.00	\$ 60,000.00		\$ 605,000.00
1-Nov-43	\$ 605,000	\$ 12,100.00			\$ 605,000.00
1-May-44	\$ 605,000	\$ 12,100.00	\$ 65,000.00		\$ 540,000.00
1-Nov-44	\$ 540,000	\$ 10,800.00			\$ 540,000.00
1-May-45	\$ 540,000	\$ 10,800.00	\$ 70,000.00		\$ 470,000.00
1-Nov-45	\$ 470,000	\$ 9,400.00			\$ 470,000.00
1-May-46	\$ 470,000	\$ 9,400.00	\$ 70,000.00		\$ 400,000.00
1-Nov-46	\$ 400,000	\$ 8,000.00			\$ 400,000.00
1-May-47	\$ 400,000	\$ 8,000.00	\$ 75,000.00		\$ 325,000.00
1-Nov-47	\$ 325,000	\$ 6,500.00			\$ 325,000.00
1-May-48	\$ 325,000	\$ 6,500.00	\$ 75,000.00		\$ 250,000.00
1-Nov-48	\$ 250,000	\$ 5,000.00			\$ 250,000.00
1-May-49	\$ 250,000	\$ 5,000.00	\$ 80,000.00		\$ 170,000.00
1-Nov-49	\$ 170,000	\$ 3,400.00			\$ 170,000.00
1-May-50	\$ 170,000	\$ 3,400.00	\$ 85,000.00		\$ 85,000.00
1-Nov-50	\$ 85,000	\$ 1,700.00			\$ 85,000.00
1-May-51	\$ 85,000	\$ 1,700.00	\$ 85,000.00		\$ -
		<u>\$ 1,035,999.63</u>	<u>\$ 1,595,000.00</u>		

Tolomato
Community Development District

Debt Service Fund
Series 2019A

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
<u>REVENUES:</u>					
Special Assessments	\$ 4,407,832	\$ 4,413,747	\$ -	\$ 4,413,747	\$ 4,406,108
Bond Proceeds				\$ -	
Carry Forward Surplus	\$ 975,425	\$ 1,036,940	\$ -	\$ 1,036,940	\$ 1,154,727 ⁽¹⁾
Prepayments	\$ -	\$ 11,845	\$ -	\$ 11,845	\$ -
Interest Income	\$ 600	\$ 112,557	\$ 32,000	\$ 144,557	\$ 90,000
TOTAL REVENUES	\$ 5,383,857	\$ 5,575,089	\$ 32,000	\$ 5,607,089	\$ 5,650,835
<u>EXPENDITURES:</u>					
Series 2019A					
Interest 11/1	\$ 788,118	\$ 786,256	\$ -	\$ 786,256	\$ 754,805
Principal - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Special call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 788,118	\$ 786,106	\$ -	\$ 786,106	\$ 754,805
Principal - 5/1	\$ 2,820,000	\$ 2,860,000	\$ -	\$ 2,860,000	\$ 2,930,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 4,396,235	\$ 4,452,362	\$ -	\$ 4,452,362	\$ 4,439,610
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Discount on Bond Purchase	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 4,396,235	\$ 4,452,362	\$ -	\$ 4,452,362	\$ 4,439,610
EXCESS REVENUES	\$ 987,622	\$ 1,122,727	\$ 32,000	\$ 1,154,727	\$ 1,211,225

Interest Payment - 11/1/2024 \$ 754,805

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District Series 2019A Assessments - St Johns County Fiscal Year 2024

	Total ERUs	Total Series 2019A Debt Assigned	Current Unamortized Series 2019A Debt	Total Series 2019A Debt Service Assessments
Totals		\$ 60,900,000	\$ 50,285,000	\$ 4,044,771
Debt Assigned				
St Johns County				
Austin Park	129.40	\$ 2,006,681	\$ 1,656,912	\$ 145,577
Coastal Oaks	1,047.40	\$ 19,214,848	\$ 15,865,659	\$ 1,393,963
Del Webb Ponte Vedra	1,464.10	\$ 29,563,642	\$ 24,410,636	\$ 2,144,728
Willowcove	436.20	\$ 8,008,736	\$ 6,612,796	\$ 581,003
Tidewater	79.20	\$ 2,106,093	\$ 1,738,996	\$ 152,789
Grand Total Debt		\$ 60,900,000	\$ 50,285,000	\$ 4,418,060
				Estimated shortfall due to accumulated paydowns/payoffs \$ (11,952.00)
				Adjusted Assessments \$ 4,406,108

Series 2019A
Represents original Series 2006 bonds. These were redeemed in 2018 with a change in principal and annual payments. A portion of the Series 2006 bonds was refunded to the Series 2019C bonds.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2019A, Special Assessment Revenue Bonds
Amortization Schedule
 updated 9/30/22

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
28-Jun-19	60,900,000.00			\$ 60,900,000.00
1-Nov-19	\$ 60,900,000	\$ 603,566.13	\$ -	\$ 60,900,000.00
1-May-20	\$ 60,900,000	\$ 833,267.50	\$ 2,225,000.00	\$ 58,675,000.00
1-Nov-20	\$ 58,675,000	\$ 852,305.00		\$ 58,675,000.00
1-May-21	\$ 58,675,000	\$ 852,305.00	\$ 2,735,000.00	\$ 55,940,000.00
1-Nov-21	\$ 55,940,000	\$ 820,630.00	\$ -	\$ 55,940,000.00
1-May-22	\$ 55,940,000	\$ 820,630.00	\$ 2,795,000.00	\$ 53,145,000.00
1-Nov-22	\$ 53,145,000	\$ 788,117.50	\$ -	\$ 53,145,000.00
1-May-23	\$ 53,145,000	\$ 788,117.50	\$ 2,860,000.00	\$ 50,285,000.00
1-Nov-23	\$ 50,285,000	\$ 754,805.00	\$ -	\$ 50,285,000.00
1-May-24	\$ 50,285,000	\$ 754,805.00	\$ 2,930,000.00	\$ 47,355,000.00
1-Nov-24	\$ 47,355,000	\$ 720,692.50	\$ -	\$ 47,355,000.00
1-May-25	\$ 47,355,000	\$ 720,692.50	\$ 3,005,000.00	\$ 44,350,000.00
1-Nov-25	\$ 44,350,000	\$ 683,312.50	\$ -	\$ 44,350,000.00
1-May-26	\$ 44,350,000	\$ 683,312.50	\$ 3,075,000.00	\$ 41,275,000.00
1-Nov-26	\$ 41,275,000	\$ 644,626.25	\$ -	\$ 41,275,000.00
1-May-27	\$ 41,275,000	\$ 644,626.25	\$ 3,155,000.00	\$ 38,120,000.00
1-Nov-27	\$ 38,120,000	\$ 603,300.00	\$ -	\$ 38,120,000.00
1-May-28	\$ 38,120,000	\$ 603,300.00	\$ 3,245,000.00	\$ 34,875,000.00
1-Nov-28	\$ 34,875,000	\$ 558,935.00	\$ -	\$ 34,875,000.00
1-May-29	\$ 34,875,000	\$ 558,935.00	\$ 3,330,000.00	\$ 31,545,000.00
1-Nov-29	\$ 31,545,000	\$ 511,987.50	\$ -	\$ 31,545,000.00
1-May-30	\$ 31,545,000	\$ 511,987.50	\$ 3,435,000.00	\$ 28,110,000.00
1-Nov-30	\$ 28,110,000	\$ 455,312.50	\$ -	\$ 28,110,000.00
1-May-31	\$ 28,110,000	\$ 455,312.50	\$ 3,550,000.00	\$ 24,560,000.00
1-Nov-31	\$ 24,560,000	\$ 396,693.75	\$ -	\$ 24,560,000.00
1-May-32	\$ 24,560,000	\$ 396,693.75	\$ 3,670,000.00	\$ 20,890,000.00
1-Nov-32	\$ 20,890,000	\$ 336,056.25	\$ -	\$ 20,890,000.00
1-May-33	\$ 20,890,000	\$ 336,056.25	\$ 3,795,000.00	\$ 17,095,000.00
1-Nov-33	\$ 17,095,000	\$ 273,293.75	\$ -	\$ 17,095,000.00
1-May-34	\$ 17,095,000	\$ 273,293.75	\$ 3,920,000.00	\$ 13,175,000.00
1-Nov-34	\$ 13,175,000	\$ 208,406.25	\$ -	\$ 13,175,000.00
1-May-35	\$ 13,175,000	\$ 208,406.25	\$ 4,055,000.00	\$ 9,120,000.00
1-Nov-35	\$ 9,120,000	\$ 141,318.75	\$ -	\$ 9,120,000.00
1-May-36	\$ 9,120,000	\$ 141,318.75	\$ 4,185,000.00	\$ 4,935,000.00
1-Nov-36	\$ 4,935,000	\$ 71,850.00	\$ -	\$ 4,935,000.00
1-May-37	\$ 4,935,000	\$ 71,850.00	\$ 4,330,000.00	\$ 605,000.00
1-Nov-37				\$ -
		\$ 19,080,118.63	\$ 60,295,000.00	

Tolomato
Community Development District

Debt Service Fund
Series 2019B

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
REVENUES:					
Special Assessments	\$ 1,554,979	\$ 1,559,679	\$ -	\$ 1,559,679	\$ 1,554,979
Bond Proceeds				\$ -	
Carry Forward Surplus	\$ 372,849	\$ 388,323	\$ -	\$ 388,323	\$ 439,684 ⁽¹⁾
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 200	\$ 38,510	\$ 9,000	\$ 47,510	\$ 30,000
TOTAL REVENUES	\$ 1,928,028	\$ 1,986,512	\$ 9,000	\$ 1,995,512	\$ 2,024,663
EXPENDITURES:					
Series 2019B					
Interest 11/1	\$ 292,914	\$ 292,914	\$ -	\$ 292,914	\$ 283,214
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 292,914	\$ 292,914	\$ -	\$ 292,914	\$ 283,214
Principal - 5/1	\$ 970,000	\$ 970,000	\$ -	\$ 970,000	\$ 995,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,555,828	\$ 1,555,828	\$ -	\$ 1,555,828	\$ 1,561,428
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	\$ -		\$ -	\$ -	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,555,828	\$ 1,555,828	\$ -	\$ 1,555,828	\$ 1,561,428
EXCESS REVENUES	\$ 372,201	\$ 430,684	\$ 9,000	\$ 439,684	\$ 463,236

Interest Payment - 11/1/2024 \$ 273,264

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District

Series 2019B Assessments

Fiscal Year 2024

	Total ERUs	Total Series 2019B Debt Assigned	Current Unamortized Series 2019B Debt	Total Series 2019B Debt Service Assessments
Totals		\$ 24,360,000	\$ 20,595,000	\$ 1,554,979
Debt Assigned				
St Johns County				
Twenty Mile	883.20	\$ 17,052,434	\$ 14,416,867	\$ 1,079,711
Daniel Park	19.80	\$ 395,723	\$ 334,561	\$ 25,056
The Palms TH	85.60	\$ 1,935,000	\$ 1,635,933	\$ 124,772
Duval County				
Timberland Ridge	59.20	\$ 1,156,843	\$ 978,045	\$ 73,248
The Palms SF	190.50	\$ 3,820,000	\$ 3,229,594	\$ 252,192
Grand Total Debt		\$ 24,360,000	\$ 20,595,000	\$ 1,554,979
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				\$ 1,554,979

Series 2019B
 Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2019 with a change in principal and annual payments. A portion of the Series 2012-3, 2007-1 and 2007A-1 bonds were refunded to the Series 2019B bonds.

TOLOMATO

COMMUNITY DEVELOPMENT DISTRICT

Series 2019B, Special Assessment Revenue Bonds

Amortization Schedule

updated 3/30/21

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
28-Jun-19	24,360,000.00			\$ 24,360,000.00
1-Nov-19	\$ 24,360,000	\$ 219,256.89	\$ -	\$ 24,360,000.00
1-May-20	\$ 24,360,000	\$ 320,863.75	\$ 910,000.00	\$ 23,450,000.00
1-Nov-20	\$ 23,450,000	\$ 311,763.75		\$ 23,450,000.00
1-May-21	\$ 23,450,000	\$ 311,763.75	\$ 935,000.00	\$ 22,515,000.00
1-Nov-21	\$ 22,515,000	\$ 302,413.75	\$ -	\$ 22,515,000.00
1-May-22	\$ 22,515,000	\$ 302,413.75	\$ 950,000.00	\$ 21,565,000.00
1-Nov-22	\$ 21,565,000	\$ 292,913.75		\$ 21,565,000.00
1-May-23	\$ 21,565,000	\$ 292,913.75	\$ 970,000.00	\$ 20,595,000.00
1-Nov-23	\$ 20,595,000	\$ 283,213.75		\$ 20,595,000.00
1-May-24	\$ 20,595,000	\$ 283,213.75	\$ 995,000.00	\$ 19,600,000.00
1-Nov-24	\$ 19,600,000	\$ 273,263.75		\$ 19,600,000.00
1-May-25	\$ 19,600,000	\$ 273,263.75	\$ 1,010,000.00	\$ 18,590,000.00
1-Nov-25	\$ 18,590,000	\$ 263,163.75		\$ 18,590,000.00
1-May-26	\$ 18,590,000	\$ 263,163.75	\$ 1,030,000.00	\$ 17,560,000.00
1-Nov-26	\$ 17,560,000	\$ 252,348.75	\$ -	\$ 17,560,000.00
1-May-27	\$ 17,560,000	\$ 252,348.75	\$ 1,055,000.00	\$ 16,505,000.00
1-Nov-27	\$ 16,505,000	\$ 240,480.00	\$ -	\$ 16,505,000.00
1-May-28	\$ 16,505,000	\$ 240,480.00	\$ 1,080,000.00	\$ 15,425,000.00
1-Nov-28	\$ 15,425,000	\$ 228,060.00	\$ -	\$ 15,425,000.00
1-May-29	\$ 15,425,000	\$ 228,060.00	\$ 1,105,000.00	\$ 14,320,000.00
1-Nov-29	\$ 14,320,000	\$ 214,800.00		\$ 14,320,000.00
1-May-30	\$ 14,320,000	\$ 214,800.00	\$ 1,140,000.00	\$ 13,180,000.00
1-Nov-30	\$ 13,180,000	\$ 197,700.00	\$ -	\$ 13,180,000.00
1-May-31	\$ 13,180,000	\$ 197,700.00	\$ 1,170,000.00	\$ 12,010,000.00
1-Nov-31	\$ 12,010,000	\$ 180,150.00	\$ -	\$ 12,010,000.00
1-May-32	\$ 12,010,000	\$ 180,150.00	\$ 1,205,000.00	\$ 10,805,000.00
1-Nov-32	\$ 10,805,000	\$ 162,075.00		\$ 10,805,000.00
1-May-33	\$ 10,805,000	\$ 162,075.00	\$ 1,245,000.00	\$ 9,560,000.00
1-Nov-33	\$ 9,560,000	\$ 143,400.00	\$ -	\$ 9,560,000.00
1-May-34	\$ 9,560,000	\$ 143,400.00	\$ 1,275,000.00	\$ 8,285,000.00
1-Nov-34	\$ 8,285,000	\$ 124,275.00	\$ -	\$ 8,285,000.00
1-May-35	\$ 8,285,000	\$ 124,275.00	\$ 1,320,000.00	\$ 6,965,000.00
1-Nov-35	\$ 6,965,000	\$ 104,475.00	\$ -	\$ 6,965,000.00
1-May-36	\$ 6,965,000	\$ 104,475.00	\$ 1,355,000.00	\$ 5,610,000.00
1-Nov-36	\$ 5,610,000	\$ 84,150.00	\$ -	\$ 5,610,000.00
1-May-37	\$ 5,610,000	\$ 84,150.00	\$ 1,400,000.00	\$ 4,210,000.00
1-Nov-37	\$ 4,210,000	\$ 63,150.00		\$ 4,210,000.00
1-May-38	\$ 4,210,000	\$ 63,150.00	\$ 1,445,000.00	\$ 2,765,000.00
1-Nov-38	\$ 2,765,000	\$ 41,475.00		\$ 2,765,000.00
1-May-39	\$ 2,765,000	\$ 41,475.00	\$ 1,485,000.00	\$ 1,280,000.00
1-Nov-39	\$ 1,280,000	\$ 19,200.00		\$ 1,280,000.00
1-May-40	\$ 1,280,000	\$ 19,200.00	\$ 1,280,000.00	\$ -
1-Nov-40	\$ -			
		<u>\$ 8,105,063.14</u>	<u>\$ 24,360,000.00</u>	

Tolomato
Community Development District

Debt Service Fund
Series 2019C

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY20234 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 1,057,570	\$ 1,064,765	\$ -	\$ 1,064,765	\$ 1,061,614
Bond Proceeds		\$ -		\$ -	
Carry Forward Surplus	\$ 361,945	\$ 373,964	\$ -	\$ 373,964	\$ 425,125 ⁽¹⁾
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 220	\$ 36,700	\$ 17,000	\$ 53,700	\$ 30,000
TOTAL REVENUES	\$ 1,419,735	\$ 1,475,429	\$ 17,000	\$ 1,492,429	\$ 1,516,739
<u>EXPENDITURES:</u>					
Series 2019C					
Interest 11/1	\$ 276,248	\$ 276,248	\$ -	\$ 276,248	\$ 267,356
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 276,248	\$ 276,248	\$ -	\$ 276,248	\$ 267,356
Principal - 5/1	\$ 510,000	\$ 510,000	\$ -	\$ 510,000	\$ 530,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,062,495	\$ 1,067,496	\$ -	\$ 1,067,496	\$ 1,064,713
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ 192	\$ -	\$ 192	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,062,495	\$ 1,067,304	\$ -	\$ 1,067,304	\$ 1,064,713
EXCESS REVENUES	\$ 357,240	\$ 408,125	\$ 17,000	\$ 425,125	\$ 452,027

Interest Payment - 11/1/2024 \$ 273,264

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District

Series 2019C Assessments

Fiscal Year 2024

	Total ERUs	Total Series 2019C Debt Assigned	Current Unamortized Series 2019C Debt	Total Series 2019C Debt Service Assessments
Totals		\$ 15,865,000	\$ 12,705,000	\$ 1,057,570
Debt Assigned				
St Johns County				
Twenty Mile	398.80	\$ 6,574,876	\$ 5,265,288	\$ 474,816
Daniel Park	8.70	\$ 151,544	\$ 121,359	\$ 10,944
Oakwood	34.40	\$ 685,936	\$ 549,311	\$ 49,536
Town Center West Residential	130.00	\$ 2,344,957	\$ 1,877,887	\$ 169,340
Pyrotek	17.4	\$ 99,700	\$ 79,842	\$ 7,200
Planet Swim	5	\$ 73,911	\$ 59,189	\$ 5,338
Wheelhouse Storage	7.21	\$ 83,037	\$ 66,498	\$ 5,997
Starling Assisted Living	31.1	\$ 361,796	\$ 289,733	\$ 26,128
Starling Independent Living	78.54	\$ 514,926	\$ 412,363	\$ 37,186
Crosswater School	29.42	\$ 359,804	\$ 288,138	\$ 25,984
K9s For Warriors	26.76	\$ 306,663	\$ 245,582	\$ 22,146
Planet Swim - Tennis	5.45	\$ 80,558	\$ 64,512	\$ 5,818
TC North, LLC	24.91	\$ 587,033	\$ 470,107	\$ 42,395
Truist Bank	2.35	\$ 61,150	\$ 48,970	\$ 4,415
Baptist/YMCA	77.88	\$ 894,685	\$ 716,481	\$ 64,608
Paid Off		\$ 1,145,894	\$ 917,654	\$ 82,759
-				
Duval County				
Timberland Ridge	78.40	\$ 1,345,284	\$ 1,077,330	\$ 97,152
Amsdell Storage	15.79	\$ 193,246	\$ 154,755	\$ 13,956
Grand Total Debt		\$ 15,865,000	\$ 12,705,000	\$ 1,145,717
			Estimated shortfall due to accumulated paydowns/payoffs	\$ (84,103)
			Adjusted Assessments	\$ 1,061,614

Series 2019C

Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2019 with a change in principal and annual payments. A portion of the Series 2012-3, 2007-1 and 2007A-1 bonds were refunded to the Series 2019C bonds.

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2019C, Special Assessment Revenue Bonds
Amortization Schedule
 updated 3/29/23

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
28-Jun-19	15,865,000.00				\$ 15,865,000.00
1-Nov-19	\$ 15,865,000	\$ 222,659.90			\$ 15,865,000.00
1-May-20	\$ 15,865,000	\$ 325,843.75	\$ 500,000.00	\$ 20,000.00	\$ 15,345,000.00
1-Nov-20	\$ 15,345,000	\$ 316,912.50			\$ 15,345,000.00
1-May-21	\$ 15,345,000	\$ 316,912.50	\$ 515,000.00	\$ 1,115,000.00	\$ 13,715,000.00
1-Nov-21	\$ 13,715,000	\$ 284,756.25			\$ 13,715,000.00
1-May-22	\$ 13,715,000	\$ 284,756.25	\$ 495,000.00	\$ 5,000.00	\$ 13,215,000.00
1-Nov-22	\$ 13,215,000	\$ 276,247.50			\$ 13,215,000.00
1-May-23	\$ 13,215,000	\$ 276,247.50	\$ 510,000.00		\$ 12,705,000.00
1-Nov-23	\$ 12,705,000	\$ 267,356.25			\$ 12,705,000.00
1-May-24	\$ 12,705,000	\$ 267,356.25	\$ 530,000.00		\$ 12,175,000.00
1-Nov-24	\$ 12,175,000	\$ 258,213.75			\$ 12,175,000.00
1-May-25	\$ 12,175,000	\$ 258,213.75	\$ 550,000.00		\$ 11,625,000.00
1-Nov-25	\$ 11,625,000	\$ 247,901.25			\$ 11,625,000.00
1-May-26	\$ 11,625,000	\$ 247,901.25	\$ 570,000.00		\$ 11,055,000.00
1-Nov-26	\$ 11,055,000	\$ 237,213.75			\$ 11,055,000.00
1-May-27	\$ 11,055,000	\$ 237,213.75	\$ 590,000.00		\$ 10,465,000.00
1-Nov-27	\$ 10,465,000	\$ 226,151.25			\$ 10,465,000.00
1-May-28	\$ 10,465,000	\$ 226,151.25	\$ 615,000.00		\$ 9,850,000.00
1-Nov-28	\$ 9,850,000	\$ 214,620.00			\$ 9,850,000.00
1-May-29	\$ 9,850,000	\$ 214,620.00	\$ 640,000.00		\$ 9,210,000.00
1-Nov-29	\$ 9,210,000	\$ 202,620.00			\$ 9,210,000.00
1-May-30	\$ 9,210,000	\$ 202,620.00	\$ 665,000.00		\$ 8,545,000.00
1-Nov-30	\$ 8,545,000	\$ 187,990.00			\$ 8,545,000.00
1-May-31	\$ 8,545,000	\$ 187,990.00	\$ 695,000.00		\$ 7,850,000.00
1-Nov-31	\$ 7,850,000	\$ 172,700.00			\$ 7,850,000.00
1-May-32	\$ 7,850,000	\$ 172,700.00	\$ 725,000.00		\$ 7,125,000.00
1-Nov-32	\$ 7,125,000	\$ 156,750.00			\$ 7,125,000.00
1-May-33	\$ 7,125,000	\$ 156,750.00	\$ 760,000.00		\$ 6,365,000.00
1-Nov-33	\$ 6,365,000	\$ 140,030.00			\$ 6,365,000.00
1-May-34	\$ 6,365,000	\$ 140,030.00	\$ 795,000.00		\$ 5,570,000.00
1-Nov-34	\$ 5,570,000	\$ 122,540.00			\$ 5,570,000.00
1-May-35	\$ 5,570,000	\$ 122,540.00	\$ 830,000.00		\$ 4,740,000.00
1-Nov-35	\$ 4,740,000	\$ 104,280.00			\$ 4,740,000.00
1-May-36	\$ 4,740,000	\$ 104,280.00	\$ 865,000.00		\$ 3,875,000.00
1-Nov-36	\$ 3,875,000	\$ 85,250.00			\$ 3,875,000.00
1-May-37	\$ 3,875,000	\$ 85,250.00	\$ 905,000.00		\$ 2,970,000.00
1-Nov-37	\$ 2,970,000	\$ 65,340.00			\$ 2,970,000.00
1-May-38	\$ 2,970,000	\$ 65,340.00	\$ 945,000.00		\$ 2,025,000.00
1-Nov-38	\$ 2,025,000	\$ 44,550.00			\$ 2,025,000.00
1-May-39	\$ 2,025,000	\$ 44,550.00	\$ 990,000.00		\$ 1,035,000.00
1-Nov-39	\$ 1,035,000	\$ 22,770.00			\$ 1,035,000.00
1-May-40	\$ 1,035,000	\$ 22,770.00	\$ 1,035,000.00		\$ -
1-Nov-40	\$ -				\$ -
		<u>\$ 7,816,888.65</u>	<u>\$ 14,725,000.00</u>		

Tolomato
Community Development District

Debt Service Fund
Series 2018A-1
Series 2018A-2
Combined

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
REVENUES:					
Special Assessments	\$ 2,522,906	\$ 2,516,845	\$ 6,061	\$ 2,522,906	\$ 2,506,541
Bond Proceeds				\$ -	
Carry Forward Surplus	\$ 725,603	\$ 734,412	\$ -	\$ 734,412	\$ 853,240 ⁽¹⁾
Prepayments	\$ -	\$ 14,121	\$ -	\$ 14,121	\$ -
Interest Income	\$ 200	\$ 67,201	\$ 30,000	\$ 97,201	\$ 55,000
TOTAL REVENUES	\$ 3,248,709	\$ 3,332,579	\$ 36,061	\$ 3,368,640	\$ 3,414,780
EXPENDITURES:					
Series 2018A-1 and 2018A-2					
Interest 11/1	\$ 620,400	\$ 620,400	\$ -	\$ 620,400	\$ 601,243 ⁽²⁾
Special call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 620,400	\$ 620,000	\$ -	\$ 620,000	\$ 601,243 ⁽²⁾
Principal - 5/1	\$ 1,265,000	\$ 1,265,000	\$ -	\$ 1,265,000	\$ 1,305,000 ⁽²⁾
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,505,800	\$ 2,515,400	\$ -	\$ 2,515,400	\$ 2,507,486
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -		\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,505,800	\$ 2,515,400	\$ -	\$ 2,515,400	\$ 2,507,486
EXCESS REVENUES	\$ 742,909	\$ 817,179	\$ 36,061	\$ 853,240	\$ 907,294

Interest Payment 11/1/2024 \$ 580,896

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

⁽²⁾ Principal and Interest payments combine St. Johns and Duval Counties

Series 2018A-1 and 2018A-2
 Represents Series 2012A-1 bonds that were refinanced. Sereies 2012A-1 bonds
 were the resultof a restructuring of the original Series 2007 and Series 2007A bonds.

Tolomato Community Development District

Series 2018A Assessments - St Johns County

Fiscal Year 2024

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 35,125,000	\$ 30,420,000	\$ 2,382,280
Debt Assigned				
St Johns County				
Greenleaf CC, LLC (The Learning Experience)	4.70	\$ 130,194	\$ 112,754	\$ 8,830
LB Ponte Vedra, LLC (Chase Bank parcel)	2.51	\$ 46,323	\$ 40,118	\$ 3,141
Waypoint Church	4.08	\$ 45,460	\$ 39,371	\$ 3,083
NTC-Reg, LLC	66.17	\$ 1,704,593	\$ 1,476,263	\$ 115,611
Regency II	3.85	\$ 106,759	\$ 92,459	\$ 7,241
Fifth Third Bank	1.07	\$ 29,775	\$ 25,787	\$ 2,019
First Coast Energy	3.48	\$ 100,196	\$ 86,775	\$ 6,795
Vystar Credit Union	2.12	\$ 60,930	\$ 52,768	\$ 4,132
Redus One, LLC	118.18	\$ 403,684	\$ 349,610	\$ 27,382
Crosswater Community Church	29.92	\$ -	\$ -	\$ -
Dreamfinders Homes (Willowcove)	40.80	\$ 993,079	\$ 860,056	\$ 67,354
Sandy Ridge North Residential	332.74	\$ 14,944,010	\$ 12,942,257	\$ 1,013,546
David Weekley Office	3.86	\$ 47,096	\$ 40,788	\$ 3,194
TC Development Residential	284.40	\$ 10,981,589	\$ 9,510,603	\$ 744,804
Town Square Office	16.82	\$ 268,882	\$ 232,865	\$ 18,236
TC Park	0.32	\$ 8,788	\$ 7,611	\$ 596
Flagler Health	22.06	\$ 286,712	\$ 248,307	\$ 19,446
AEA Ponte Vedra	5.69	\$ 157,689	\$ 136,567	\$ 10,695
Gate Additional Development Rights	0.83	\$ 22,992	\$ 19,912	\$ 1,559
Watson Realty	3.54	\$ 42,455	\$ 36,768	\$ 2,879
Wen South, LLC	1.70	\$ 47,130	\$ 40,817	\$ 3,197
NTC-Office, LLC (Silverfield)	17.40	\$ 212,273	\$ 183,839	\$ 14,397
NTC Office II	18.88	\$ 226,427	\$ 196,097	\$ 15,357
Pavilion Health	3.77	\$ 45,992	\$ 39,832	\$ 3,119
Kelly Pointe	171.00	\$ 3,374,616	\$ 2,922,586	\$ 228,875
The Link	13.05	\$ 159,206	\$ 137,881	\$ 10,798
Tavernier Professional Office	5.77	\$ 70,447	\$ 61,011	\$ 4,778
CVS	6.99	\$ 193,753	\$ 167,800	\$ 13,141
Hotel	26.52	\$ 360,867	\$ 312,529	\$ 24,475
Sandy Ridge North Non-MDP	3.89	\$ 53,082	\$ 45,972	\$ 3,599
Grand Total Debt		\$ 35,125,000	\$ 30,420,000	\$ 2,382,280
			Estimated shortfall due to accumulated paydowns/payoffs	\$ (3,153)
			Adjusted Assessments	\$ 2,379,127

Series 2018A-1 and 2018A-2
 Represents original par value of \$36,035,000 assigned to currently performing properties from the previously issued Series 2007 and 2007A bonds and subsequently restructured to Series 2012A-1 bonds. These were redeemed in 2018 with a change in principal and annual payments.

Tolomato Community Development District Series 2018A Duval County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 2,100,000	\$ 1,857,421	\$ 171,749
Debt Assigned				
Waypoint Church	46.92	\$ 387,110	\$ 342,393	\$ 31,660
Diocese of St. Augustine	42.50	\$ -	\$ -	\$ -
Flagler Development	394.87	\$ 1,170,791	\$ 1,035,548	\$ 95,754
Paid Off		\$ 275,336		\$ 22,518
Paid Off	34.80	\$ 266,763		\$ 21,817
Grand Total Debt		\$ 2,100,000	\$ 1,377,942	\$ 171,749
		Estimated shortfall due to accumulated paydowns/payoffs		\$ (44,335)
		Adjusted Assessments		\$ 127,414

Series 2018A-1 and 2018A-2

Represents original par value of \$36,035,000 assigned to currently performing properties from the previously issued Series 2007 and 2007A bonds and subsequently restructured to Series 2012A-1 bonds. These were redeemed in 2018 with a change in principal and annual payments.

TOLOMATO

Series 2018A-1, Special Assessment Revenue Bonds

COMMUNITY DEVELOPMENT DISTRICT

Amortization Schedule

Updated 3/29/23

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
05/01/2022	25,805,000	2.250%	441,237.50	1,005,000.00	
11/01/2022	24,800,000		429,931.25		1,876,168.75
05/01/2023	24,800,000	2.500%	429,931.25	1,030,000.00	
11/01/2023	23,760,000		416,884.38		1,876,815.63
05/01/2024	23,760,000	2.625%	416,884.38	1,055,000.00	
11/01/2024	22,705,000		403,037.50		1,874,921.88
05/01/2025	22,705,000	2.750%	403,037.50	1,085,000.00	
11/01/2025	21,620,000		388,118.75		1,876,156.25
05/01/2026	21,620,000	3.000%	388,118.75	1,120,000.00	
11/01/2026	20,500,000		371,318.75		1,879,437.50
05/01/2027	20,500,000	3.125%	371,318.75	1,150,000.00	
11/01/2027	19,350,000		353,350.00		1,874,668.75
05/01/2028	19,350,000	3.250%	353,350.00	1,190,000.00	
11/01/2028	18,160,000		334,012.50		1,877,362.50
05/01/2029	18,160,000	3.500%	334,012.50	1,230,000.00	
11/01/2029	16,930,000		312,487.50		1,876,500.00
05/01/2030	16,930,000	3.500%	312,487.50	1,275,000.00	
11/01/2030	15,655,000		290,175.00		1,877,662.50
05/01/2031	15,655,000	3.500%	290,175.00	1,320,000.00	
11/01/2031	14,335,000		267,075.00		1,877,250.00
05/01/2032	14,335,000	3.500%	267,075.00	1,365,000.00	
11/01/2032	12,970,000		243,187.50		1,875,262.50
05/01/2033	12,970,000	3.750%	243,187.50	1,415,000.00	
11/01/2033	11,555,000		216,656.25		1,874,843.75
05/01/2034	11,555,000	3.750%	216,656.25	1,470,000.00	
11/01/2034	10,085,000		189,093.75		1,875,750.00
05/01/2035	10,085,000	3.750%	189,093.75	1,530,000.00	
11/01/2035	8,555,000		160,406.25		1,879,500.00
05/01/2036	8,555,000	3.750%	160,406.25	1,585,000.00	
11/01/2036	6,970,000		130,687.50		1,876,093.75
05/01/2037	6,970,000	3.750%	130,687.50	1,645,000.00	
11/01/2037	5,325,000		99,843.75		1,875,531.25
05/01/2038	5,325,000	3.750%	99,843.75	1,710,000.00	
11/01/2038	3,615,000		67,781.25		1,877,625.00
05/01/2039	3,615,000	3.750%	67,781.25	1,775,000.00	
11/01/2039	1,840,000		34,500.00		1,877,281.25
05/01/2040	1,840,000	3.750%	34,500.00	1,840,000.00	
11/01/2040	-				1,874,500.00
Total			\$ 9,858,331.26	\$ 25,795,000.00	\$ 35,653,331.26

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018A-2, Special Assessment Revenue Bonds

Amortization Schedule
 Updated 10/18/21

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
05/01/2022	\$ 7,120,000	5.200%	\$ 196,318.75	\$ 225,000.00	
11/01/2022	\$ 6,895,000		\$ 190,468.75		\$ 611,787.50
05/01/2023	\$ 6,895,000	5.200%	\$ 190,468.75	\$ 235,000.00	
11/01/2023	\$ 6,660,000		\$ 184,358.75		\$ 609,827.50
05/01/2024	\$ 6,660,000	5.200%	\$ 184,358.75	\$ 250,000.00	
11/01/2024	\$ 6,410,000		\$ 177,858.75		\$ 627,217.50
05/01/2025	\$ 6,410,000	5.200%	\$ 177,858.75	\$ 265,000.00	
11/01/2025	\$ 6,145,000		\$ 170,968.75		\$ 623,827.50
05/01/2026	\$ 6,145,000	5.200%	\$ 170,968.75	\$ 275,000.00	
11/01/2026	\$ 5,870,000		\$ 163,818.75		\$ 624,787.50
05/01/2027	\$ 5,870,000	5.200%	\$ 163,818.75	\$ 290,000.00	
11/01/2027	\$ 5,580,000		\$ 156,278.75		\$ 630,097.50
05/01/2028	\$ 5,580,000	5.200%	\$ 156,278.75	\$ 310,000.00	
11/01/2028	\$ 5,270,000		\$ 148,218.75		\$ 629,497.50
05/01/2029	\$ 5,270,000	5.625%	\$ 148,218.75	\$ 325,000.00	
11/01/2029	\$ 4,945,000		\$ 139,078.13		\$ 632,296.88
05/01/2030	\$ 4,945,000	5.625%	\$ 139,078.13	\$ 345,000.00	
11/01/2030	\$ 4,600,000		\$ 129,375.00		\$ 633,453.13
05/01/2031	\$ 4,600,000	5.625%	\$ 129,375.00	\$ 365,000.00	
11/01/2031	\$ 4,235,000		\$ 119,109.38		\$ 633,484.38
05/01/2032	\$ 4,235,000	5.625%	\$ 119,109.38	\$ 385,000.00	
11/01/2032	\$ 3,850,000		\$ 108,281.25		\$ 632,390.63
05/01/2033	\$ 3,850,000	5.625%	\$ 108,281.25	\$ 405,000.00	
11/01/2033	\$ 3,445,000		\$ 96,890.63		\$ 635,171.88
05/01/2034	\$ 3,445,000	5.625%	\$ 96,890.63	\$ 430,000.00	
11/01/2034	\$ 3,015,000		\$ 84,796.88		\$ 636,687.51
05/01/2035	\$ 3,015,000	5.625%	\$ 84,796.88	\$ 455,000.00	
11/01/2035	\$ 2,560,000		\$ 72,000.00		\$ 636,796.88
05/01/2036	\$ 2,560,000	5.625%	\$ 72,000.00	\$ 480,000.00	
11/01/2036	\$ 2,080,000		\$ 58,500.00		\$ 640,500.00
05/01/2037	\$ 2,080,000	5.625%	\$ 58,500.00	\$ 510,000.00	
11/01/2037	\$ 1,570,000		\$ 44,156.25		\$ 642,656.25
05/01/2038	\$ 1,570,000	5.625%	\$ 44,156.25	\$ 540,000.00	
11/01/2038	\$ 1,030,000		\$ 28,968.75		\$ 643,125.00
05/01/2039	\$ 1,030,000	5.625%	\$ 28,968.75	\$ 570,000.00	
11/01/2039	\$ 460,000		\$ 12,937.50		\$ 501,906.25
05/01/2040	\$ 460,000	5.625%	\$ 12,937.50	\$ 460,000.00	
11/01/2040	\$ -				
		Total	\$ 4,368,448.79	\$ 7,120,000.00	\$ 11,225,511.29

Tolomato
Community Development District

Debt Service Fund
Series 2018B

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY2024 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 1,025,703	\$ 1,031,490	\$ -	\$ 1,031,490	\$ 1,025,061
Bond Proceeds		\$ -		\$ -	
Carry Forward Surplus	\$ 377,545	\$ 280,696	\$ -	\$ 280,696	\$ 364,734 ⁽¹⁾
Prepayments	\$ -	\$ 29,210	\$ -	\$ 29,210	\$ -
Interest Income	\$ 100	\$ 30,424	\$ 13,000	\$ 43,424	\$ 24,000
TOTAL REVENUES	\$ 1,403,348	\$ 1,371,820	\$ 13,000	\$ 1,384,820	\$ 1,413,795
<u>EXPENDITURES:</u>					
<i>Series 2018B-1 and Series 2018B-2</i>					
Interest - 11/1	\$ 242,553	\$ 242,553	\$ -	\$ 242,553	\$ 234,378
Interest - 5/1	\$ 242,553	\$ 242,533	\$ -	\$ 242,533	\$ 234,378
Principal - 5/1	\$ 535,000	\$ 535,000	\$ -	\$ 535,000	\$ 555,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,020,106	\$ 535,000	\$ -	\$ 1,020,086	\$ 1,023,756
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -		\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,020,106	\$ 535,000	\$ -	\$ 1,020,086	\$ 1,023,756
EXCESS REVENUES	\$ 383,242	\$ 836,820	\$ 13,000	\$ 364,734	\$ 390,039

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

Interest Payment 11/1/2024 \$ 225,644

Series 2018B

Represents original par value of \$17,005,888 from the perviously issued 2007 and 2007A bonds, reissued at \$9,472,634.50 with a five year capital appreciation period. These bonds were refunded in 2018 and reissued as Series 2018B-1 and 2018B-2

Tolomato Community Development District Series 2018B St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 2,628,877	2,134,687	\$ 182,075
Debt Assigned				
Twenty Mile Pointe and Island	96.90	\$ 1,565,544	1,271,245	\$ 110,276
Lakeside Phase III (Partial)	27.50	\$ 425,121	345,205	\$ 29,946
NTC East Retail	19.74	\$ 526,495	427,522	\$ 37,086
Gate Petroleum	4.19	\$ 111,717	90,716	\$ 7,870
Grand Total Debt		<u>\$ 2,628,877</u>	<u>\$ 2,134,688</u>	<u>\$ 185,177</u>
		Estimated shortfall due to accumulated paydowns/payoffs		\$ (1,248)
		Adjusted Assessments		<u>\$ 183,929</u>

Series 2018B

Represents bonds perviously issued as Series 2007 and 2007A, and reissued in 2012 with a five year capital appreciation period.

These bonds were redeemed in 2018 with a change in principal and annual payments.

Tolomato Community Development District

Series 2018B Duval County Assessments

Fiscal Year 2023

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 12,186,122	12,030,000	\$ 843,628
Debt Assigned				
Brookwood	107.00	\$ 1,859,908	\$ 1,836,080	\$ 131,011
Cypress Trails	307.40	\$ 5,357,613	\$ 5,288,974	\$ 377,388
The Villas	72.00	\$ 1,422,522	\$ 1,404,297	\$ 100,202
Artisan Lakes	202.80	\$ 3,546,079	\$ 3,500,649	\$ 249,784
Grand Total Debt		\$ 12,186,122	\$ 12,030,000	\$ 858,386
				Estimated shortfall due to accumulated paydowns/payoffs \$ (17,254)
				Adjusted Assessments \$ 841,132

Series 2018B
 Represents bonds perviously issued as Series 2007 and 2007A, and reissued in 2012 with a five year capital appreciation period. These bonds were redeemed in 2018 with a change in principal an dannual payments

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-1, Special Assessment Revenue Bonds
St Johns and Duval County
Amortization Schedule

updated 3/31/20

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 10,585,000				
05/01/2018	\$ 10,585,000		\$ 30,570		
11/01/2018	\$ 10,585,000		\$ 171,956		\$ 202,526
05/01/2019	\$ 10,585,000	2.000%	\$ 171,956	\$ 530,000	
11/01/2019	\$ 10,055,000		\$ 168,256	\$ 15,000	\$ 885,213
05/01/2020	\$ 10,040,000	2.000%	\$ 164,778	\$ 420,000	
11/01/2020	\$ 9,620,000		\$ 160,834		\$ 745,613
05/01/2021	\$ 9,620,000	2.125%	\$ 160,834	\$ 380,000	
11/01/2021	\$ 9,240,000		\$ 156,797		\$ 697,631
05/01/2022	\$ 9,240,000	2.250%	\$ 156,797	\$ 390,000	
11/01/2022	\$ 8,850,000		\$ 152,409		\$ 699,206
05/01/2023	\$ 8,850,000	2.500%	\$ 152,409	\$ 395,000	
11/01/2023	\$ 8,455,000		\$ 147,472		\$ 694,881
05/01/2024	\$ 8,455,000	2.625%	\$ 147,472	\$ 410,000	
11/01/2024	\$ 8,045,000		\$ 142,091		\$ 699,563
05/01/2025	\$ 8,045,000	2.750%	\$ 142,091	\$ 420,000	
11/01/2025	\$ 7,625,000		\$ 136,316		\$ 698,406
05/01/2026	\$ 7,625,000	3.000%	\$ 136,316	\$ 430,000	
11/01/2026	\$ 7,195,000		\$ 129,866		\$ 696,181
05/01/2027	\$ 7,195,000	3.125%	\$ 129,866	\$ 445,000	
11/01/2027	\$ 6,750,000		\$ 122,913		\$ 697,778
05/01/2028	\$ 6,750,000	3.250%	\$ 122,913	\$ 460,000	
11/01/2028	\$ 6,290,000		\$ 115,438		\$ 698,350
05/01/2029	\$ 6,290,000	3.500%	\$ 115,438	\$ 475,000	
11/01/2029	\$ 5,815,000		\$ 107,125		\$ 697,563
05/01/2030	\$ 5,815,000	3.500%	\$ 107,125	\$ 490,000	
11/01/2030	\$ 5,325,000		\$ 98,550		\$ 695,675
05/01/2031	\$ 5,325,000	3.500%	\$ 98,550	\$ 510,000	
11/01/2031	\$ 4,815,000		\$ 89,625		\$ 698,175
05/01/2032	\$ 4,815,000	3.500%	\$ 89,625	\$ 525,000	
11/01/2032	\$ 4,290,000		\$ 80,438		\$ 695,063
05/01/2033	\$ 4,290,000	3.750%	\$ 80,438	\$ 545,000	
11/01/2033	\$ 3,745,000		\$ 70,219		\$ 695,656
05/01/2034	\$ 3,745,000	3.750%	\$ 70,219	\$ 565,000	
11/01/2034	\$ 3,180,000		\$ 59,625		\$ 694,844
05/01/2035	\$ 3,180,000	3.750%	\$ 59,625	\$ 590,000	
11/01/2035	\$ 2,590,000		\$ 48,563		\$ 698,188
05/01/2036	\$ 2,590,000	3.750%	\$ 48,563	\$ 610,000	
11/01/2036	\$ 1,980,000		\$ 37,125		\$ 695,688
05/01/2037	\$ 1,980,000	3.750%	\$ 37,125	\$ 635,000	
11/01/2037	\$ 1,345,000		\$ 25,219		\$ 697,344
05/01/2038	\$ 1,345,000	3.750%	\$ 25,219	\$ 660,000	
11/01/2038	\$ 685,000		\$ 12,844		\$ 698,063
05/01/2039	\$ 685,000	3.750%	\$ 12,844	\$ 685,000	
11/01/2039	\$ -				
		Total	\$ 4,494,448.20	\$ 10,585,000.00	\$ 14,381,604.45

TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-2, Special Assessment Revenue Bonds
St Johns and Duval County
Amortization Schedule

Updated 4/1/22

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 4,230,000				
05/01/2018	\$ 4,230,000		\$ 18,607.78		
11/01/2018	\$ 4,230,000		\$ 104,668.75		\$ 123,276.53
05/01/2019	\$ 4,230,000	4.625%	\$ 104,668.75	\$ 120,000.00	
11/01/2019	\$ 4,110,000		\$ 101,893.75		\$ 326,562.50
05/01/2020	\$ 4,110,000	4.625%	\$ 101,893.75	\$ 125,000.00	
11/01/2020	\$ 3,985,000		\$ 99,003.13		\$ 325,896.88
05/01/2021	\$ 3,985,000	4.625%	\$ 99,003.13	\$ 130,000.00	
11/01/2021	\$ 3,855,000		\$ 95,996.88		\$ 325,000.01
05/01/2022	\$ 3,855,000	4.625%	\$ 95,996.88	\$ 140,000.00	
11/01/2022	\$ 3,715,000		\$ 90,143.75		\$ 326,140.63
05/01/2023	\$ 3,715,000	4.625%	\$ 90,143.75	\$ 140,000.00	
11/01/2023	\$ 3,575,000		\$ 86,906.25		\$ 317,050.00
05/01/2024	\$ 3,575,000	4.625%	\$ 86,906.25	\$ 145,000.00	
11/01/2024	\$ 3,430,000		\$ 83,553.13		\$ 315,459.38
05/01/2025	\$ 3,430,000	4.625%	\$ 83,553.13	\$ 155,000.00	
11/01/2025	\$ 3,275,000		\$ 79,968.75		\$ 318,521.88
05/01/2026	\$ 3,275,000	4.625%	\$ 79,968.75	\$ 160,000.00	
11/01/2026	\$ 3,115,000		\$ 76,268.75		\$ 316,237.50
05/01/2027	\$ 3,115,000	4.625%	\$ 76,268.75	\$ 170,000.00	
11/01/2027	\$ 2,945,000		\$ 72,337.50		\$ 318,606.25
05/01/2028	\$ 2,945,000	4.625%	\$ 72,337.50	\$ 175,000.00	
11/01/2028	\$ 2,770,000		\$ 68,290.63		\$ 315,628.13
05/01/2029	\$ 2,770,000	5.125%	\$ 68,290.63	\$ 185,000.00	
11/01/2029	\$ 2,585,000		\$ 63,550.00		\$ 316,840.63
05/01/2030	\$ 2,585,000	5.125%	\$ 63,550.00	\$ 195,000.00	
11/01/2030	\$ 2,390,000		\$ 58,553.13		\$ 317,103.13
05/01/2031	\$ 2,390,000	5.125%	\$ 58,553.13	\$ 205,000.00	
11/01/2031	\$ 2,185,000		\$ 53,300.00		\$ 316,853.13
05/01/2032	\$ 2,185,000	5.125%	\$ 53,300.00	\$ 215,000.00	
11/01/2032	\$ 1,970,000		\$ 47,790.63		\$ 316,090.63
05/01/2033	\$ 1,970,000	5.125%	\$ 47,790.63	\$ 225,000.00	
11/01/2033	\$ 1,745,000		\$ 42,025.00		\$ 314,815.63
05/01/2034	\$ 1,745,000	5.125%	\$ 42,025.00	\$ 240,000.00	
11/01/2034	\$ 1,505,000		\$ 35,875.00		\$ 317,900.00
05/01/2035	\$ 1,505,000	5.125%	\$ 35,875.00	\$ 250,000.00	
11/01/2035	\$ 1,255,000		\$ 29,468.75		\$ 315,343.75
05/01/2036	\$ 1,255,000	5.125%	\$ 29,468.75	\$ 265,000.00	
11/01/2036	\$ 990,000		\$ 22,678.13		\$ 317,146.88
05/01/2037	\$ 990,000	5.125%	\$ 22,678.13	\$ 280,000.00	
11/01/2037	\$ 710,000		\$ 15,503.13		\$ 318,181.26
05/01/2038	\$ 710,000	5.125%	\$ 15,503.13	\$ 295,000.00	
11/01/2038	\$ 415,000		\$ 7,943.75		\$ 318,446.88
05/01/2039	\$ 415,000	5.125%	\$ 7,943.75	\$ 310,000.00	
11/01/2039	\$ 105,000				
		Total	\$ 2,690,045.36	\$ 4,125,000	\$ 6,497,101.61

Tolomato
Community Development District

Debt Service Fund
Series 2018 Expansion

<u>Description</u>	<u>FY2023 Adopted Budget</u>	<u>Actual through Thru 6/30/23</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2023</u>	<u>FY2024 Adopted Budget</u>
<u>REVENUES:</u>					
Special Assessments	\$ 125,200	\$ 125,544	\$ -	\$ 125,544	\$ 125,200
Bond Proceeds		\$ -		\$ -	
Carry Forward Surplus	\$ 60,096	\$ 61,813	\$ -	\$ 61,813	\$ 100,531 ⁽¹⁾
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 20	\$ 4,487	\$ 900	\$ 5,387	\$ 2,200
TOTAL REVENUES	\$ 185,316	\$ 191,844	\$ 900	\$ 192,744	\$ 227,931
<u>EXPENDITURES:</u>					
<i>Series 2018 Expansion</i>					
Interest - 11/1	\$ 43,681	\$ 43,681	\$ -	\$ 43,681	\$ 43,008
Interest - 5/1	\$ 43,681	\$ 43,681	\$ -	\$ 43,681	\$ 43,008
Principal - 5/1	\$ 35,000	\$ 3,000	\$ -	\$ 3,000	\$ 40,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 122,363	\$ 3,000	\$ -	\$ 90,362	\$ 126,015
<u>OTHER SOURCES/(USES):</u>					
Interfund Transfer In / (Out)	\$ -	\$ (1,851)	\$ -	\$ (1,851)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 122,363	\$ 4,851	\$ -	\$ 92,213	\$ 126,015
EXCESS REVENUES	\$ 62,953	\$ 186,993	\$ 900	\$ 100,531	\$ 101,916

Interest Payment 11/1/2024 \$ 42,138

⁽¹⁾ Carry forward is net of Reserve Fund requirement.

Tolomato Community Development District Series 2018 Expansion St Johns County Asmts Fiscal Year 2024

	Total ERUs	Total Series 2018 Expansion Debt Assigned	Current Unamortized Series 2018 Expansion Debt	Total Series 2018 Expansion Annual Debt Service Assessments
Totals		\$ 1,930,000	\$ 1,765,000	\$ 125,200
Debt Assigned				
The Colony at Twenty Mile	98.80	\$ 1,930,000	\$ 1,765,000	\$ 125,200
Grand Total Debt		<u>\$ 1,930,000</u>	<u>\$ 1,765,000</u>	<u>\$ 125,200</u>

**TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT**

**Series 2018 Expansion, Special Assessment Revenue Bonds
Amortization Schedule**

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
07/26/2018	1930000				
11/01/2018			24,374.76	-	24,374.76
05/01/2019	1930000	3.850%	46,183.75	30,000.00	
11/01/2019			45,606.25	-	121,790.00
05/01/2020	1,900,000	3.850%	45,606.25	30,000.00	
11/01/2020	-		45,028.75	-	120,635.00
05/01/2021	1,870,000	3.850%	45,028.75	35,000.00	
11/01/2021	-		44,355.00	-	124,383.75
05/01/2022	1,835,000	3.850%	44,355.00	35,000.00	
11/01/2022	-		43,681.25	-	123,036.25
05/01/2023	1,800,000	3.850%	43,681.25	35,000.00	
11/01/2023	-		43,007.50	-	121,688.75
05/01/2024	1,765,000	4.350%	43,007.50	40,000.00	
11/01/2024	-		42,137.50	-	125,145.00
05/01/2025	1,725,000	4.350%	42,137.50	40,000.00	
11/01/2025	-		41,267.50	-	123,405.00
05/01/2026	1,685,000	4.350%	41,267.50	40,000.00	
11/01/2026	-		40,397.50	-	121,665.00
05/01/2027	1,645,000	4.350%	40,397.50	45,000.00	
11/01/2027	-		39,418.75	-	124,816.25
05/01/2028	1,600,000	4.350%	39,418.75	45,000.00	
11/01/2028	-		38,440.00	-	122,858.75
05/01/2029	1,555,000	4.850%	38,440.00	45,000.00	
11/01/2029	-		37,348.75	-	120,788.75
05/01/2030	1,510,000	4.850%	37,348.75	50,000.00	
11/01/2030	-		36,136.25	-	123,485.00
05/01/2031	1,460,000	4.850%	36,136.25	50,000.00	
11/01/2031	-		34,923.75	-	121,060.00
05/01/2032	1,410,000	4.850%	34,923.75	55,000.00	
11/01/2032	-		33,590.00	-	123,513.75
05/01/2033	1,355,000	4.850%	33,590.00	55,000.00	
11/01/2033	-		32,256.25	-	120,846.25
05/01/2034	1,300,000	4.850%	32,256.25	60,000.00	
11/01/2034	-		30,801.25	-	123,057.50
05/01/2035	1,240,000	4.850%	30,801.25	60,000.00	
11/01/2035	-		29,346.25	-	120,147.50
05/01/2036	1,180,000	4.850%	29,346.25	65,000.00	
11/01/2036	-		27,770.00	-	122,116.25
05/01/2037	1,115,000	4.850%	27,770.00	70,000.00	
11/01/2037	-		26,072.50	-	123,842.50
05/01/2038	1,045,000	4.850%	26,072.50	70,000.00	
11/01/2038	-		24,375.00	-	120,447.50
05/01/2039	975,000	5.000%	24,375.00	75,000.00	
11/01/2039	-		22,500.00	-	121,875.00
05/01/2040	900,000	5.000%	22,500.00	80,000.00	
11/01/2040	-		20,500.00	-	123,000.00
05/01/2041	820,000	5.000%	20,500.00	85,000.00	
11/01/2041	-		18,375.00	-	123,875.00
05/01/2042	735,000	5.000%	18,375.00	90,000.00	
11/01/2042	-		16,125.00	-	124,500.00
05/01/2043	645,000	5.000%	16,125.00	95,000.00	
11/01/2043	-		13,750.00	-	124,875.00
05/01/2044	550,000	5.000%	13,750.00	100,000.00	
11/01/2044	-		11,250.00	-	125,000.00
05/01/2045	450,000	5.000%	11,250.00	105,000.00	
11/01/2045	-		8,625.00	-	124,875.00
05/01/2046	345,000	5.000%	8,625.00	110,000.00	
11/01/2046	-		5,875.00	-	124,500.00
05/01/2047	235,000	5.000%	5,875.00	115,000.00	
11/01/2047	-		3,000.00	-	123,875.00
05/01/2048	120,000	5.000%	3,000.00	120,000.00	
11/01/2048	-				
			Total	\$ 1,782,478.51	\$ 1,930,000.00
				\$ 1,930,000.00	\$ 3,589,478.51

Tolomato
Community Development District

Debt Service Fund
Series 2015-2

Description	FY2023 Adopted Budget	Actual through Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/2023	FY2024 Adopted Budget
REVENUES:					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES:					
Series 2015-2					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER SOURCES/(USES):					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES/(EXP)	\$ -	\$ -	\$ -	\$ -	\$ -

Interest Payment 11/1/2024 \$ -

Series 2015-2

Represents unexchanged bonds secured by the pledged revenues assigned to properties owned by SONOC Company, LLC, located in the southern part of the District, which was part of the previously issued Series 2007 bonds. This was assigned into the Series 2007-2 forbearance bonds and then restructured into the Series 2015-2 ten year capital appreciation bonds. These bonds had a value of \$15,248,334 at reissuance and accrete to a maximum value of \$29,515,000

Assessments will begin in FY 2025.

Tolomato Community Development District Series 2015-2 St Johns County Assessments Fiscal Year 2024

	Total ERUs	Total Series 2015-2 Debt Assigned	Current Unamortized Series 2015-2 Debt	Total Series 2015-2 Annual Debt Service Assessments
Total at Full Accretion		\$ 29,515,000	29,515,000	
Debt Assigned				
Seabrook II and III (remaining)	409.10	\$ 7,914,938	7,914,938	
Unassigned		\$ 21,600,062	21,600,062	
Grand Total Debt		\$ 29,515,000	\$ 29,515,000	\$ -
		Estimated shortfall due to accumulated paydowns/payoffs		\$ -
		Adjusted Assessments		\$ -

Certain of the Seabrook Phase II and Phase III units had been assigned to Series 2022B. Remaining units are assigned to Series 2015-2. Assessments will begin in FY 2025.

TOLOMATO

COMMUNITY DEVELOPMENT DISTRICT

Series 2015-2, Special Assessment Revenue Bonds

Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	ACCREDITED INTEREST	INTEREST EXPENSE	PRINCIPAL	TOTAL
9/5/2014	\$ 15,248,334	6.61%	-			\$ 15,248,334
11/1/2014	15,248,334	6.61%	154,956			15,403,290
5/1/2015	15,403,290	6.61%	509,079			15,912,369
11/1/2015	15,912,369	6.61%	525,904			16,438,273
5/1/2016	16,438,273	6.61%	543,285			16,981,558
11/1/2016	16,981,558	6.61%	561,240			17,542,798
5/1/2017	17,542,798	6.61%	579,789			18,122,588
11/1/2017	18,122,588	6.61%	598,952			18,721,539
5/1/2018	18,721,539	6.61%	618,747			19,340,286
11/1/2018	19,340,286	6.61%	639,196			19,979,482
5/1/2019	19,979,482	6.61%	660,322			20,639,804
11/1/2019	20,639,804	6.61%	682,146			21,321,950
5/1/2020	21,321,950	6.61%	704,690			22,026,640
11/1/2020	22,026,640	6.61%	727,980			22,754,621
5/1/2021	22,754,621	6.61%	752,040			23,506,661
11/1/2021	23,506,661	6.61%	776,895			24,283,556
5/1/2022	24,283,556	6.61%	802,572			25,086,128
11/1/2022	25,086,128	6.61%	829,097			25,915,224
5/1/2023	25,915,224	6.61%	856,498			26,771,722
11/1/2023	26,771,722	6.61%	884,805			27,656,528
5/1/2024	27,656,528	6.61%	914,048			28,570,576
11/1/2024	28,570,576	6.61%	944,424			29,515,000
5/1/2025	29,515,000	6.61%		975,471	1,075,000	28,440,000
11/1/2025	28,440,000	6.61%		939,942		28,440,000
5/1/2026	28,440,000	6.61%		939,942	1,145,000	27,295,000
11/1/2026	27,295,000	6.61%		902,100		27,295,000
5/1/2027	27,295,000	6.61%		902,100	1,225,000	26,070,000
11/1/2027	26,070,000	6.61%		861,613		26,070,000
5/1/2028	26,070,000	6.61%		861,613	1,310,000	24,760,000
11/1/2028	24,760,000	6.61%		818,318		24,760,000
5/1/2029	24,760,000	6.61%		818,318	1,400,000	23,360,000
11/1/2029	23,360,000	6.61%		772,048		23,360,000
5/1/2030	23,360,000	6.61%		772,048	1,495,000	21,865,000
11/1/2030	21,865,000	6.61%		722,638		21,865,000
5/1/2031	21,865,000	6.61%		722,638	1,595,000	20,270,000
11/1/2031	20,270,000	6.61%		669,923		20,270,000
5/1/2032	20,270,000	6.61%		669,923	1,705,000	18,565,000
11/1/2032	18,565,000	6.61%		613,573		18,565,000
5/1/2033	18,565,000	6.61%		613,573	1,820,000	16,745,000
11/1/2033	16,745,000	6.61%		553,422		16,745,000
5/1/2034	16,745,000	6.61%		553,422	1,945,000	14,800,000
11/1/2034	14,800,000	6.61%		489,140		14,800,000
5/1/2035	14,800,000	6.61%		489,140	2,080,000	12,720,000
11/1/2035	12,720,000	6.61%		420,396		12,720,000
5/1/2036	12,720,000	6.61%		420,396	2,220,000	10,500,000
11/1/2036	10,500,000	6.61%		347,025		10,500,000
5/1/2037	10,500,000	6.61%		347,025	2,370,000	8,130,000
11/1/2037	8,130,000	6.61%		268,696		8,130,000
5/1/2038	8,130,000	6.61%		268,696	2,535,000	5,595,000
11/1/2038	5,595,000	6.61%		184,915		5,595,000
5/1/2039	5,595,000	6.61%		184,915	2,705,000	2,890,000
11/1/2039	2,890,000	6.61%		95,514		2,890,000
5/1/2040	2,890,000	6.61%		95,514	2,890,000	(0)
			\$ 14,266,666	\$ 18,294,001	\$ 29,515,000	