

***Proposed Budget  
Fiscal Year 2026***

***Tolomato Community  
Development District***

***May 20, 2025***

**Tolomato**  
**Community Development District**

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**Community Development District**

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## Tolomato

### Community Development District

Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b>Revenues</b>						
Maintenance Assessments	8,070,897	4,035,449	4,035,449	8,070,897	8,070,897	\$ -
Interest Income	260,419	132,575	127,844	260,419	230,000	(30,419)
Pond/WaterCost Share	105,600	67,496	38,104	105,600	105,600	-
Community Cost Share	16,380	7,540	8,840	16,380	18,000	1,620
Administrative Fees	33,000	9,968	10,000	19,968	16,000	(17,000)
Rental of Facilities	300,000	151,696	148,304	300,000	300,000	-
Non-Resident User Fee	60,800	3,800	57,000	60,800	60,000	(800)
Facility Access Card/Guest Pass Fees	80,000	6,495	73,505	80,000	80,000	-
Resident Events & Activities	112,000	105,621	70,000	175,621	190,000	78,000
Fitness & Personal Training Fees	75,000	37,580	37,420	75,000	75,000	-
Sponsorship Revenue	100,000	49,550	65,000	114,550	120,000	20,000
Food Beverages & Taxable Sales Splash	650,000	22,939	627,061	650,000	695,000	45,000
Food Beverages & Taxable Sales Spray	720,000	135,124	584,876	720,000	750,000	30,000
Taxable Sales Special Events	30,000	11,975	18,025	30,000	30,000	-
Bar Packages - Rentals	10,000	3,300	6,700	10,000	20,000	10,000
Less: Costs of Goods Sold	(662,700)	(94,864)	(567,836)	(662,700)	(771,000)	(108,300)
Swim Lessons / Lifeguard Training	65,000	8,945	56,055	65,000	65,000	-
Other Revenues:			-	-		-
Brick Campaign Program	15,000	16,694	-	16,694	18,000	3,000
Less: Costs of Goods Sold		(3,068)	(5,000)	(8,068)	(9,000)	(9,000)
Miscellaneous Income		131	-	131	500	500
<b>Total Revenues</b>	<b>10,041,396</b>	<b>\$ 4,708,945</b>	<b>\$ 5,391,346</b>	<b>\$ 10,100,292</b>	<b>\$ 10,063,997</b>	<b>\$ 22,601</b>



<b>Description</b>	<b>Adopted FY25</b>	<b>Actual Thru 3/31/25</b>	<b>Projected Next 6 Months</b>	<b>Projected Thru 9/30/25</b>	<b>Proposed Budget FY26</b>	<b>Increase / (Decrease)</b>
<b><u>Expenditures</u></b>						
<b><u>Administrative</u></b>						
Supervisor Fees	12,000	4,800	4,800	9,600	12,000	-
Administrative Wages	633,389	329,420	299,924	629,344	595,216	(38,173)
Taxes & Benefits	135,899	71,863	65,983	137,846	133,588	(2,311)
Engineering	13,000	5,845	7,155	13,000	13,000	-
Attorney	34,000	18,592	15,408	34,000	34,000	-
Dissemination	12,500	12,700	-	12,700	12,700	200
Annual Audit	30,000	14,000	12,000	26,000	26,000	(4,000)
Trustee Fees	50,000	39,396	10,604	50,000	50,000	-
Professional Fees	3,000	-	1,000	1,000	1,000	(2,000)
Administration - GMS	-	23,125	-	23,125	-	-
GMS Management Fees	65,000	32,500	32,500	65,000	68,000	3,000
Telephone/Internet	78,000	36,859	41,141	78,000	78,000	-
Postage	5,000	3,609	1,391	5,000	5,000	-
Property & Liability Insurance	16,000	8,625	8,625	17,250	18,975	2,975
Advertising & Printing	10,000	111	1,000	1,111	5,000	(5,000)
Travel	1,000	785	215	1,000	100	(900)
Legal Advertising	3,000	677	700	1,377	300	(2,700)
Other Current Charges	3,000	-	-	-	-	(3,000)
Bank Charges & Merchant Fees	77,912	19,916	57,996	77,912	82,000	4,089
Property Taxes	800	315	-	315	315	(485)
Office Supplies	24,000	8,115	10,000	18,115	20,000	(4,000)
Repair & Maintenance	8,000	1,413	1,800	3,213	8,000	-
Equipment Rental	200	-	-	-	-	(200)
Dues, Licenses & Subscriptions	11,000	2,876	8,124	11,000	9,000	(2,000)
IT Services	187,542	111,971	106,957	218,928	213,913	26,371
Staff Training	10,000	-	3,000	3,000	5,000	(5,000)
Capital Outlay	20,000	1,604	1,500	3,104	10,000	(10,000)
Miscellaneous	5,000	2,266	2,735	5,000	5,000	-
Staff Bonus Pool	102,000	51,000	51,000	102,000	102,000	-
<b><u>Total Administrative Expenses</u></b>	<b>\$ 1,551,242</b>	<b>\$ 802,382</b>	<b>\$ 745,556</b>	<b>\$ 1,547,938</b>	<b>\$ 1,508,107</b>	<b>\$ (43,134)</b>

<b>Description</b>	<b>Adopted FY25</b>	<b>Actual Thru 3/31/25</b>	<b>Projected Next 6 Months</b>	<b>Projected Thru 9/30/25</b>	<b>Proposed Budget FY26</b>	<b>Increase / (Decrease)</b>
<b><u>Landscaping</u></b>						
<b>Field</b>						
Property & Liability Insurance	106,000	57,141	57,159	114,300	125,730	19,730
Miscellaneous Field	1,000	120	350	470	700	(300)
<b>Employees</b>						
Landscaping Wages	1,464,620	730,283	850,000	1,580,283	1,627,692	163,072
Taxes & Benefits	292,924	218,285	210,800	429,085	403,668	110,744
Employee Screening	1,019	64	200	264	500	(519)
<b>Job Supplies</b>						
Chemicals, Fertilizer & Seed	255,000	150,346	80,000	230,346	255,000	-
Sod, Pinestraw, Mulch & Ground Cover	130,000	72,251	57,749	130,000	135,000	5,000
Direct Supplies	100,000	22,303	40,000	62,303	80,000	(20,000)
Debris Removal	15,000	12,564	15,000	27,564	30,000	15,000
Fuel	75,000	25,499	35,000	60,499	65,000	(10,000)
<b>Consultants and Contractors</b>						-
Safety	2,000	-	1,000	1,000	2,000	-
Other Contracted Services	40,000	29,365	10,635	40,000	40,000	-
<b>Vehicle Expense</b>						-
Vehicle Expense	12,000	8,700	8,000	16,700	15,000	3,000
<b>Administrative</b>						-
Ice/Water	3,000	1,952	2,200	4,152	4,000	1,000
Uniforms	2,000	1,896	104	2,000	2,000	-
Utilities	5,000	2,135	2,865	5,000	5,000	-
Other Expenses	2,000	807	1,193	2,000	2,000	-
<b>Equipment</b>						-
Equipment	80,000	-	80,000	80,000	80,000	-
Equipment Repair	5,000	30,781	18,000	48,781	30,000	25,000
Rental - Equipment	35,000	39,157	10,000	49,157	40,000	5,000
Rental - Other	2,000	-	2,000	2,000	2,000	-
<b><u>Total Landscaping Exp</u></b>	<b>\$ 2,628,563</b>	<b>\$ 1,403,648</b>	<b>\$ 1,482,255</b>	<b>\$ 2,885,903</b>	<b>\$ 2,945,289</b>	<b>\$ 316,727</b>

Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b><u>Roadway</u></b>						
Plant Replacement & Annuals	20,000	4,769	15,231	20,000	20,000	-
Replacements From Uninsured Damage	5,000	800	1,500	2,300	2,300	(2,700)
Lighting Replacements & Gen. Maint.	25,000	3,238	21,763	25,000	25,000	-
Lighting - FPL Maintenance	178,000	99,921	98,079	198,000	200,000	22,000
Lighting - FPL Capital	107,793	35,908	35,900	71,808	75,000	(32,793)
Utilities - FPL & JEA	220,000	99,760	110,240	210,000	220,000	-
Irrigation Repairs	60,000	14,365	30,000	44,365	52,000	(8,000)
Repairs - Hardscape	16,000	-	6,000	6,000	10,000	(6,000)
Pump Maintenance	75,000	67,286	70,000	137,286	80,000	5,000
Reclaim Water	85,000	38,298	46,702	85,000	85,000	-
Pond Maintenance (Water Quality)	125,000	60,676	64,324	125,000	125,000	-
Signage Repair & Replacement	20,000	9,815	15,000	24,815	25,000	5,000
<b>Total Roadway Expenses</b>	<b>\$ 936,793</b>	<b>\$ 434,836</b>	<b>\$ 514,738</b>	<b>\$ 949,574</b>	<b>\$ 919,300</b>	<b>\$ (17,493)</b>
<b><u>Environmental</u></b>						
Greenway Monitoring & Maint	8,500	4,000	4,500	8,500	8,500	-
CR210 Creation Area Monitoring & Maint	22,000	17,500	4,500	22,000	22,000	-
Gopher Tortoise Area Monitoring & Maint.	15,500	5,750	9,750	15,500	15,500	-
Crosstown Dr. /Greenway U.E. Mon. & Maint.	11,703	1,600	10,103	11,703	11,703	-
Racetrack Rd. Monitoring & Maint.	21,700	22,580	-	22,580	22,580	880
Nocatee South Enhancement Monitoring	30,875	7,062	23,813	30,875	30,875	-
<b>Total Environmental Expenses</b>	<b>\$ 110,278</b>	<b>\$ 58,492</b>	<b>\$ 52,666</b>	<b>\$ 111,158</b>	<b>\$ 111,158</b>	<b>\$ 880</b>
<b><u>Maintenance</u></b>						
Maintenance Staff	303,741	157,523	166,950	324,473	333,900	30,159
Operations & Support Staff	128,934	80,130	90,756	170,886	181,512	52,578
Security Services Staff	79,570	31,546	48,024	79,570	79,570	-
Taxes & Benefits	117,816	61,919	75,000	136,919	141,606	23,790
Contracted Services	10,000	2,396	7,604	10,000	10,000	-
Direct Supplies	60,000	54,591	60,000	114,591	60,000	-
Housekeeping & Cleaning Supplies					60,000	60,000
Equipment	7,000	-	45,000	45,000	15,000	8,000
Other Expenses	3,000	-	500	500	1,500	(1,500)
<b>Total Maintenance Expenses</b>	<b>\$ 710,061</b>	<b>\$ 388,106</b>	<b>\$ 493,833</b>	<b>\$ 881,939</b>	<b>\$ 883,088</b>	<b>\$ 173,027</b>

<b>Description</b>	<b>Adopted FY25</b>	<b>Actual Thru 3/31/25</b>	<b>Projected Next 6 Months</b>	<b>Projected Thru 9/30/25</b>	<b>Proposed Budget FY26</b>	<b>Increase / (Decrease)</b>
<b><u>Facility Rentals</u></b>						
Facility Rental Staff	67,167	33,314	33,853	67,167	69,216	2,049
Taxes & Benefits	14,105	8,756	5,349	14,105	14,535	430
General Supplies	6,000	10,281	-	10,281	10,000	4,000
Repairs & Maintenance	10,000	19,090	3,000	22,090	15,000	5,000
Elevator	8,000	6,600	1,400	8,000	8,000	-
Advertising & Printing	300	-	300	300	300	-
Other Expenses	1,000	305	695	1,000	1,000	-
Capital Outlay	4,000	107,111	124,500	231,611	5,000	1,000
<b>Total Facility Rentals Expenses</b>	<b>\$ 110,572</b>	<b>\$ 185,457</b>	<b>\$ 169,097</b>	<b>\$ 354,554</b>	<b>\$ 123,051</b>	<b>\$ 12,479</b>
<b><u>Recreation &amp; Events</u></b>						
Recreation Staff Wages	175,042	90,759	91,790	182,549	189,087	14,045
Fitness Club/Pickleball Staff	185,000	103,877	95,000	198,877	213,000	28,000
Swim Lesson Instructors	16,000	-	16,000	16,000	16,000	-
Events Staff	70,000	19,982	24,000	43,982	53,000	(17,000)
Taxes & Benefits	80,288	39,845	45,358	85,203	94,217	13,929
Special Events & Activities	240,000	132,731	107,269	240,000	255,000	15,000
Special Events Facility & Equipment	12,000	18,900	6,000	24,900	18,000	6,000
Utilities - Fitness Ctr, Noc Rm & Admin	23,000	8,863	10,000	18,863	20,000	(3,000)
Refuse Service	20,000	12,594	12,000	24,594	26,000	6,000
General Supplies	11,000	11,142	12,000	23,142	20,000	9,000
Fitness Equipment Maintenance	20,000	12,573	12,500	25,073	26,000	6,000
Other Expense	2,000	828	1,172	2,000	2,000	-
Cable	8,000	3,631	4,369	8,000	8,000	-
Advertising & Printing	2,500	1,646	854	2,500	3,150	650
General Maintenance	7,000	8,629	8,000	16,629	11,000	4,000
Recreation Equipment	20,000	-	14,000	14,000	20,000	-
<b>Total Recreation &amp; Events Expenses</b>	<b>\$ 891,830</b>	<b>\$ 465,999</b>	<b>\$ 460,311</b>	<b>\$ 926,311</b>	<b>\$ 974,455</b>	<b>\$ 82,625</b>

Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b><u>Waterparks and Pool Staffing</u></b>						
Wages						
Waterpark Management	149,138	58,808	75,000	133,808	154,500	5,362
Park Services	76,500	5,794	70,706	76,500	79,000	2,500
Pool Tech	125,000	66,653	58,347	125,000	128,750	3,750
Pool Attendants	524,000	79,006	444,994	524,000	553,000	29,000
Zip Line Staff	21,630	-	21,630	21,630	22,500	870
Taxes & Benefits	116,514	33,346	90,541	123,887	126,596	10,082
Training & Education	12,500	10,184	2,316	12,500	12,500	-
Uniforms	12,000	1,342	10,658	12,000	12,000	-
Employee Screening	2,000	201	1,799	2,000	2,000	-
<b><u>Total Waterparks &amp; Pool Staffing Exp</u></b>	<b>\$ 1,039,282</b>	<b>\$ 255,334</b>	<b>\$ 775,991</b>	<b>1,031,325</b>	<b>\$ 1,090,846</b>	<b>\$ 51,564</b>
<b><u>Splash Waterpark and Swim Club</u></b>						
Advertising & Printing	12,000	7,202	4,798	12,000	12,000	-
Dues & Subscriptions	4,500	2,487	2,013	4,500	4,500	-
Property & Liability Insurance	56,000	30,188	30,312	60,500	66,549	10,549
Licenses & Permits	7,500	1,040	6,460	7,500	7,500	-
Pest Control	18,000	8,874	9,126	18,000	18,000	-
Professional Fees	1,500	-	1,500	1,500	1,500	-
Computer Services	10,260	6,175	4,776	10,951	9,554	(706)
Rental Expense	11,000	3,999	3,000	6,999	7,000	(4,000)
Repairs & Maintenance	83,000	79,827	10,000	89,827	83,000	-
Pool Chemicals	105,000	29,150	75,850	105,000	105,000	-
General Supplies	45,000	24,648	28,000	52,648	53,000	8,000
Travel & Meetings	1,000	692	308	1,000	1,000	-
Utilities	186,000	92,408	93,592	186,000	186,000	-
Fuel	27,000	8,301	12,000	20,301	21,000	(6,000)
Capital Outlay	16,000	15,060	941	16,000	12,000	(4,000)
Other Expenses	2,000	824	1,176	2,000	2,000	-
<b><u>Total Splash Waterpark Expenses</u></b>	<b>\$ 585,760</b>	<b>\$ 310,874</b>	<b>\$ 283,851</b>	<b>\$ 594,725</b>	<b>\$ 589,603</b>	<b>\$ 3,843</b>

<b>Description</b>	<b>Adopted FY25</b>	<b>Actual Thru 3/31/25</b>	<b>Projected Next 6 Months</b>	<b>Projected Thru 9/30/25</b>	<b>Proposed Budget FY26</b>	<b>Increase / (Decrease)</b>
<b><u>Greenleaf Amenity</u></b>						
Utilities	2,600	1,282	1,318	2,600	5,767	3,167
Supplies	1,500	19	-	19	-	(1,500)
Repairs & Maintenance	7,000	7,308	2,000	9,308	7,000	-
Property Insurance	6,400	3,450	3,450	6,900	7,590	1,190
Other Expenses	500	-	500	500	500	-
<b>Total Greenleaf Amenity Expenses</b>	<b>\$ 18,000</b>	<b>\$ 12,058</b>	<b>\$ 7,268</b>	<b>\$ 19,327</b>	<b>\$ 20,857</b>	<b>\$ 2,857</b>
<b><u>Cypress Trail Amenity</u></b>						
Pool Chemicals	20,000	6,073	13,927	20,000	20,000	-
Utilities	26,000	13,687	14,000	27,687	40,000	14,000
Supplies	5,000	2,732	-	2,732	-	(5,000)
Repairs & Maintenance	20,000	10,297	9,703	20,000	11,600	(8,400)
Insurance	6,500	3,504	3,506	7,010	7,700	1,200
Other Expenses	500	-	500	500	500	-
<b>Total Cypress Trail Amenity Expenses</b>	<b>\$ 78,000</b>	<b>\$ 36,294</b>	<b>\$ 41,635</b>	<b>\$ 77,929</b>	<b>\$ 79,800</b>	<b>\$ 1,800</b>
<b><u>Twenty Mile Amenity</u></b>						
Pool Chemicals	20,000	7,238	12,762	20,000	20,000	-
Utilities	26,000	12,696	13,304	26,000	47,000	21,000
Supplies	3,000	2,964	-	2,964	-	(3,000)
Repairs & Maintenance	25,000	23,988	1,012	25,000	10,000	(15,000)
Insurance	6,500	3,504	3,506	7,010	7,700	1,200
Other Expenses	500	-	500	500	500	-
<b>Total Twenty Mile Amenity Expenses</b>	<b>\$ 81,000</b>	<b>\$ 50,389</b>	<b>\$ 31,084</b>	<b>\$ 81,474</b>	<b>\$ 85,200</b>	<b>\$ 4,200</b>

Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b><u>Crosswater Amenity</u></b>						
Pool Chemicals	24,000	8,824	15,176	24,000	24,000	-
Utilities	24,000	10,412	13,588	24,000	35,500	11,500
Supplies	4,000	3,372	-	3,372	-	(4,000)
Repairs & Maintenance	10,000	7,644	4,000	11,644	5,000	(5,000)
Insurance	5,600	3,019	3,031	6,050	6,650	1,050
Other Expenses	2,000	-	1,000	1,000	1,000	(1,000)
<b><u>Total Crosswater Amenity Expenses</u></b>	<b>\$ 69,600</b>	<b>\$ 33,270</b>	<b>\$ 36,795</b>	<b>\$ 70,065</b>	<b>\$ 72,150</b>	<b>\$ 2,550</b>
<b><u>Settlers Pond Amenity</u></b>						
Utilities	5,000	1,833	3,167	5,000	7,400	2,400
Supplies	1,200	-	-	-	-	(1,200)
Repairs & Maintenance	5,000	891	2,500	3,391	5,000	-
Insurance	6,900	3,720	3,730	7,450	8,200	1,300
Pond Maintenance	14,000	7,700	6,300	14,000	14,000	-
Other Expenses	500	-	250	250	500	-
<b><u>Total Settlers Pond Amenity Expense</u></b>	<b>\$ 32,600</b>	<b>\$ 14,143</b>	<b>\$ 15,947</b>	<b>\$ 30,090</b>	<b>\$ 35,100</b>	<b>\$ 2,500</b>
<b><u>Seabrook Park</u></b>						
Pool Chemicals	24,000	8,687	15,313	24,000	24,000	-
Utilities	26,000	10,021	15,979	26,000	31,400	5,400
Supplies	4,000	2,293	-	2,293	-	(4,000)
Repairs & Maintenance	2,000	7,333	2,000	9,333	5,000	3,000
Insurance	5,600	3,019	3,031	6,050	6,600	1,000
Other Expenses	500	-	250	250	500	-
<b><u>Total Seabrook Park Expenses</u></b>	<b>\$ 62,100</b>	<b>\$ 31,352</b>	<b>\$ 36,574</b>	<b>\$ 67,925</b>	<b>\$ 67,500</b>	<b>\$ 5,400</b>

Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b><u>Media</u></b>						
Media Staff	48,204	24,033	24,171	48,204	114,400	66,196
Taxes & Benefits	7,231	6,342	5,801	12,143	29,744	22,513
Supplies	4,000	29	1,000	1,029	3,000	(1,000)
Repairs & Maintenance	500	-	100	100	300	(200)
Equipment	3,000	5,347	500	5,847	3,000	-
<b>Total Media Expenses</b>	<b>\$ 62,935</b>	<b>\$ 35,750</b>	<b>\$ 31,573</b>	<b>\$ 67,323</b>	<b>\$ 150,444</b>	<b>\$ 87,509</b>
<b><u>Spray Park</u></b>						
Employee Screening	500	-	-	-	-	(500)
Advertising & Printing	200	-	200	200	200	-
Property Insurance	29,000	15,633	15,667	31,300	34,400	5,400
Licenses & Permits	2,000	-	2,000	2,000	2,000	-
Pest Control	2,500	713	1,787	2,500	2,500	-
Rental Expense	1,500	2,778	400	3,178	3,000	1,500
Repairs & Maintenance	25,000	27,162	4,000	31,162	50,000	25,000
Pool Chemicals	70,000	20,812	49,188	70,000	70,000	-
General Supplies	20,000	13,770	10,000	23,770	24,000	4,000
Utilities	100,000	33,375	66,625	100,000	100,000	-
Capital Outlay	10,000	7,000	3,000	10,000	10,000	-
Other Expenses	500	648	200	848	500	-
<b>Total Spray Park Expenses</b>	<b>\$ 261,200</b>	<b>\$ 121,890</b>	<b>\$ 153,067</b>	<b>\$ 274,958</b>	<b>\$ 296,600</b>	<b>\$ 35,400</b>



Description	Adopted FY25	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY26	Increase / (Decrease)
<b><u>Food &amp; Beverage</u></b>						
Wages						
Food Management	35,000	29,497	72,640	102,137	146,000	111,000
Bar Staff	175,400	46,273	129,127	175,400	158,400	(17,000)
Food Staff	286,825	64,677	222,148	286,825	236,000	(50,825)
Taxes & Benefits	79,556	25,110	72,065	97,175	81,060	1,504
Employee Screening	500	69	431	500	500	-
Advertising & Printing	750	66	684	750	750	-
Dues & Subscriptions	500	1,381	-	1,381	500	-
Property Insurance	25,000	13,477	13,473	26,950	29,600	4,600
Licenses & Permits	1,100	-	1,100	1,100	1,100	-
Pest Control	500	126	374	500	500	-
Computer Services	1,000	100	900	1,000	1,000	-
Rental Expense	2,500	1,273	1,227	2,500	2,500	-
General Maintenance	21,000	13,996	7,004	21,000	21,000	-
General Supplies	22,000	13,243	8,757	22,000	22,000	-
Training & Education	1,000	1,104	-	1,104	1,102	102
Uniforms	1,000	97	903	1,000	1,000	-
Equipment	3,200	11,957	500	12,457	6,000	2,800
Other Expense	1,000	906	94	1,000	1,000	-
<b>Total Food &amp; Beverage Expenses</b>	<b>\$ 657,831</b>	<b>\$ 223,352</b>	<b>\$ 531,427</b>	<b>\$ 754,779</b>	<b>\$ 710,012</b>	<b>\$ 52,181</b>
<b><u>Annual Reserves</u></b>						
Infrastructure Reserve	128,750	64,375	64,375	128,750	132,613	3,863
Landscape Reserve	25,000	12,500	12,500	25,000	25,000	-
<b>Total Annual Reserves</b>	<b>\$ 153,750</b>	<b>\$ 76,875</b>	<b>\$ 76,875</b>	<b>\$ 153,750</b>	<b>\$ 157,613</b>	<b>\$ 3,863</b>
<b>Total Expenditures</b>	<b>\$ 10,041,396</b>	<b>\$ 4,940,501</b>	<b>\$ 5,940,546</b>	<b>\$ 10,881,047</b>	<b>\$ 10,820,173</b>	<b>\$ 778,777</b>
<b><u>Other Sources / (Uses)</u></b>						
Interfund Transfer (Closed old account)	# -	38,980	-	38,980	# -	-
	-	<b>\$ 38,980</b>	<b>\$ -</b>	<b>\$ 38,980</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (192,575)</b>	<b>\$ (549,199)</b>	<b>\$ (741,775)</b>	<b>\$ (756,176)</b>	<b>\$ (756,176)</b>

**Tolomato**  
**Community Development District**  
PROPOSED BUDGET  
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**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, Community, Cost Share, and Use of Bulk Reclaim Water**

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. 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. For the best interest of the Nocatee Community the District signed numerous agreements with various HOAs for System Connection and Reclaimed Water Withdrawals

**Administrative Fees**

The District will charge an Administrative Fee for the processing of Payoffs and Paydowns on Bond 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.

**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, Food Truck Fridays, Ticketed events and other possible vendor fees as well.

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**Fitness and Personal Training Fees and Pickleball Lessons**

As part of the Fitness & Recreation Program, the District offers a variety of classes at the Fitness Center, including individual personal training services, aquafit (water aerobics) classes at the Splash Waterpark, and Pickleball lessons at the Pickleball Court 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, alcoholic, non-alcoholic beverages, and other taxable items at the Splash waterpark.

**Food Beverages and Taxable Sales – Spray Park**

The District sells food, alcoholic, non-alcoholic beverages, and other taxable items at the Spray waterpark.

**Taxable Sales - Special Events**

The District sells food, alcoholic, non-alcoholic beverages, and other taxable items at District events as well as events hosted on District property.

**Bar Packages – Rentals (non-taxable)**

Bar packages is offered and available for purchase when renting a Nocatee Room at Crosswater Hall.

**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 less the cost of bricks and installation costs.

**Tolomato**  
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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting for their attendance and no Board member shall receive more than \$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, Finance & Accounting, Human Resources personnel, and Community Managerial positions.

**Taxes & Benefits**

These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation Insurance Premium. This covers Board of Supervisors and Administrative Staff.

**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 Trust funds.

# **Tolomato**

## **Community Development District**

PROPOSED BUDGET  
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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,

### **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, overnight deliveries, correspondence, vendor payments, etc.

### **Property & Liability 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, business cards, online classified ads.

### **Travel**

Out of town travel for skills training and enhancement program. This also includes weekly travel to GMS office for checks signatures and documents transmittal.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. The District's current advertising company is Garnett Florida LocalIQ.

### **Bank Charges & Merchant Charges**

Charges for the use of credit cards by residents and others for the purchase of goods and services from the District. This also includes monthly bank charges.

### **Property Taxes**

Represents taxes on certain property owned by the District in Duval County and St Johns County. This includes properties acquired by the District after the Application of Exemption has been submitted and filed, last day of application is 1<sup>st</sup> of March.

### **Office Supplies**

Represents various administrative office supplies purchased for the District.

**Tolomato**  
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**Repair & Maintenance**

For repairs within the Resident Services and Administrative Offices including maintenance of equipment used for office and administrative purposes.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs as well as license fees.

**IT Services**

Expenditures for hosting of the District website, the Nocatee app, Human Resources software, annual service agreement for CDD computer services, and other IT services. This includes annual payments PeopleVine, Pacesetter, Security 101.

**Staff Training**

Staff training and development are ongoing efforts by the District to improve employee skills, knowledge, and performance, ultimately boosting both individual and organizational success. This involves various methods, including formal training programs, on-the-job learning, and mentoring, all aimed at preparing employees for current roles and future career growth.

**Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000.00 (amount not rounded) and an estimated useful life in excess of 2 years, except for the intangible right-to-use assets.

**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.

**Landscaping:**

**Property & Liability Insurance**

Represents estimated cost to provide protection to the physical structure and contents of a District's property and assets from damage or loss. This includes protection against claims for injuries or property damage caused by the District's employees in performance of their duties and protection against events that occur within the District's premises.

**Tolomato**  
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**Miscellaneous Field**

Other field related minor expenditures the District may need to make during the Fiscal Year that does not fit into another category or expense item.

**Landscaping Wages**

Wages associated with landscape and irrigation services. The District has responsibilities for the maintenance of landscaping and irrigation 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 & irrigation staff. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

**Employee Screening**

Costs for pre-employment background screening. This refers to the process of verifying a potential employee's past through various records and databases. This process helps the District to assess a candidate's suitability for a role by gathering information about their education, employment history, criminal record, driving record, and sometimes even credit history.

**Chemicals, Fertilizer & Seed**

Costs for chemicals, fertilizer, and seed to maintain District grasses and plant beds. Periodic expenses to provide essential nutrients to the soil, promoting healthy growth, maximizing yields, plant protection from pests, diseases and weeds.

**Sod, Pine straw, Mulch & Ground Cover**

Costs to replace sod, pine straw, mulch and ground cover as needed throughout District property, to protect soil, improve plant health, moisture retention, soil temperature regulation, erosion prevention and enhance aesthetics.

**Direct Supplies**

Supplies used in direct field operations such as mower blades, parts, weed eating equipment, hand tools, power tools and safety equipment. This includes shovels, rakes, pruning shears, towers, hoses, gloves, trimmers, saws, and protective items used in landscaping and field operation.

**Debris Removal**

Costs of clearing and disposing waste materials, rubble, and hazardous substances after disaster, demolition, or other event that has caused damage or disruption. This includes unwanted materials such as yard waste, fallen trees, branches, and other organic or inorganic debris that may hinder the aesthetics or safety of the landscape.

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**Fuel**

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

**Safety Consultants**

Costs of hiring a professional who provides expert advice, guidance and staff training for safety-related matters with a goal of ensuring a safe and healthy work environment, assess and eliminate workplace hazards, assist in compliance with safety regulations, and promote proactive safety culture.

**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, hats, clothing, and other protective gear 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 and irrigation office.

**Equipment**

Represents capital expenditures the District may need to make during the Fiscal Year necessary in landscaping and irrigation service operation. This may include motorized equipment, utility vehicles, trucks, Toro mowers, and spray rig.

**Equipment Repair**

Costs for the repair and maintenance of District landscape and irrigation equipment.

**Rental - Equipment**

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



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**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 and street 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 10/30/2007 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. This includes parts, materials & labor.

**Repairs - Hardscape**

Repairs and maintenance of District pavers and other hardscape surfaces.

**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.

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**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. Monthly lake treatments are provided by Clear Waters, Inc. The services includes ditch cleaning and waste disposal.

**Signage Repair and Replacement**

Annual and periodic 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. and Terracon.

**Maintenance:**

**Maintenance Staff Wages**

Salaries and wages of a group of six (6) full time employees responsible for the upkeep and repair of District's facilities, infrastructure, equipment, and buildings. They are tasked to ensure everything is functioning properly and safely, including identifying potential problems through inspections, troubleshooting issues, performing repairs, and implementing preventative maintenance measures.

**Operations & Support Staff**

Salaries and Wages of employees tasked to managed daily operations, and create a welcoming atmosphere. This includes general housekeeping team who are tasked to do the regular cleaning, tidying, and maintenance of workplace, facility rentals, offsite amenities and pavilions, to wit: Greenleaf, Cypress, Twenty Mile, Crosswater, Settlers Pond and Seabrook Park.

**Security Service Staff**

Wages of personnel whose primary responsibility is to assist in protecting District assets.

**Taxes and Benefits**

Taxes and Benefits related to maintenance, hospitality, support, and security personnel. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

**Contracted Services**

Costs for other repairs and maintenance contracted to third parties.

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**Direct Supplies**

Refers to specific materials and tools that are directly used for the maintenance and repair of the facility's system, physical infrastructure, and equipment. This includes materials such as paints, electrical components, plumbing supplies, specialized tools for electrical work, carpentry, hammers, screwdrivers, etc. Any supplies that are directly involved in the repair work itself.

**Housekeeping & Cleaning Supplies**

Costs for the tools, supplies, and cleaning agents used to keep the facility tidy and clean. These items include things like brooms, mops, dustpans, brushes, vacuums, cleaning products, equipment used to perform housekeeping tasks, and all other essential items such as garbage bags, trash bins, recycling bins, gloves, etc.

**Equipment**

Represents capital expenditures the District may need to make during the Fiscal Year necessary in maintaining the facility and infrastructure. This may include motorized equipment, utility vehicles, trucks, etc.

**Other Expenses**

Miscellaneous costs related to the maintenance of District's facility, infrastructure, and buildings.

**Facility Rentals:**

**Facility Rental Staff**

Wages of the individuals responsible for managing and overseeing several District facilities 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. This includes tasks like handling reservations, managing payment, handling rental agreements and ensuring compliance with relevant regulations, ensuring the facility is in good working order for renters, and good customer service by addressing their needs and ensuring a smooth rental experience.

**Taxes and Benefits**

Taxes and Benefits directly related to rental staff/personnel. These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance premium.

**General Supplies**

Costs of materials and equipment needed for renting out a facility for events, meetings, or other purposes. These supplies can include things like tables, chairs, linens, audio-visual equipment, and more, depending on the type of event or activity being held. Essentially, they are the items that make the rented space functional and comfortable for the users.

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**Repair & Maintenance**

For repairs specifically within the Crosswater Hall – Nocatee Room Banquet Facility. This involves keeping the Nocatee Room in good, habitable condition, including routine tasks and unexpected issues such as appliance repairs, plumbing fixes, etc.

**Elevator**

Regular elevator maintenance is crucial for safety, efficiency, and longevity. Otis Elevator Company is the current maintenance service provider of the district.

**Advertising & Printing**

Refers to expenses for brochures and flyers related to rental facilities.

**Other Expenses**

Miscellaneous costs related to the rental facilities that are not under any of the specified expense items.

**Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year for the Nocatee Room Banquet Facility at Crosswater Hall. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000.00 (amount not rounded) and an estimated useful life in excess of 2 years, except for the intangible right-to-use assets.

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

**Special Events Wages**

Salaries of employees responsible for planning, organizing, and executing events for the District. They work to ensure events run smoothly, manage logistics, coordinate with vendors, and often work with a team to bring events to life.

**Fitness Club & Pickleball Staff**

Wages of employees who plan, lead, and manage activities aimed at improving physical well-being and promoting leisure time enjoyment. These roles include fitness trainers, instructors, recreation workers, and managers, all working to provide various forms of physical activity and recreational opportunities for individuals and groups.

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**Swim Lesson Instructors**

Wages of certified professionals who teaches individuals how to swim, including basic strokes, water safety, and improving their swimming skills. The District provides Swim Lesson Program during summer season.

**Events Staff**

Wages of part-time employees hired to assist with the planning, execution, and support of various events. They may be responsible for tasks ranging from guest registration, setup, cleanup, and ensuring a smooth and successful running of the event.

**Taxes and Benefits**

These expenses represent the Employer's share of Social Security and Medicare taxes (FICA), Medical, Dental, Vision, Life & Short Term Disability Insurance premiums, employer match of 457(B) Retirement plan, and Workers Compensation insurance.

**Special Events & Activities**

Costs directly incurred in organizing and executing special events. These expenses includes direct cost like entertainment, catering, equipment rental, decorations, items/materials/supplies directly attributable to a certain event.

**Special Events Facility & Equipment**

Capitalized expenditure specifically for Special Events. This includes any place kept, used, maintained, advertised, and held out to the public as a place which serves as a location for special events. Also includes tools and materials used to create and support specific events.

**Utilities – Fitness Ctr, Noc Room & Admin**

Electric and water expenses.

**Refuse Service**

Refers to the collection and disposal of trash and other solid waste materials, including both recyclable items.

**General Supplies**

Refers to everyday items that are widely used and necessary for various purposes.

**Fitness Equipment Maintenance**

Costs to maintain and repair District's fitness equipment, the monthly preventative maintenance is currently being serviced by Fitness Services of Florida.

**Other Expenses**

Miscellaneous and infrequent costs.

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**Cable**

Monthly Comcast cost for internet and TV channels used to promote events and recreation programs.

**Advertising and Printing**

Mainly for monthly calendar printing for special events.

**General Maintenance**

Refers to cost of routine up keep and care of property, equipment and machinery (excluding Fitness Equipment) to keep it in good working condition and prevent breakdown.

**Recreation Equipment**

Capitalized apparatus or device used to enhance physical activity and Items used for leisure activities and enjoyment, including sports equipment.

**Waterparks and Pool Staffing:**

Waterparks (Splash & Spray) and offsite pools are operated by the District for the benefit of Resident Card Holders. The budget includes all staffing costs of the pools, attractions and related services.

**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 and attractions, maintenance and upkeep of the facility.

**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 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 pool maintenance, as well as costs associated with maintenance of the pavilion and park areas. This also includes expenses for Twenty Mile Post park and pavilion.

**Crosswater Amenity:**

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

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**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 & Communication:**

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.

**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 maintenance and upkeep of the facility

**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 2026**

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 2026 Assessment Per Unit St Johns County	FY 2026 Assessment Per Unit Duval County	Total General Fund Assessments
SF 40	2,446	-			0.90	2,201	\$ 544.60	\$ 553.43	\$ 1,332,084
SF 50	2,874	511			1.00	3,385	\$ 605.10	\$ 614.92	2,053,290
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				11,047			6,693,618
<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	1,352			0.60	958	\$ 363.06	\$ 368.95	587,407
Subtotal	1,279	1,442				1,858			1,115,527
<u>Non-Residential Products</u>									
Professional & Corporate Office	612.26	129.60			0.59	434	\$ 353.98	\$ 359.72	263,350
Commercial/Retail	425.26	42.72			0.47	220	\$ 284.40	\$ 289.01	133,288
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	221.61	100.04			0.15	48	\$ 90.77	\$ 92.24	29,342
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	42,102
Schools	-	0.00			0.87	-	\$ -	\$ -	-
Club Houses	79.20	30.77			0.94	103	\$ 565.77	\$ 574.94	62,501
Non-MDP Acres			80.76	68.34	0.45	67	\$ 272.29	\$ 276.71	40,901
Subtotal	1,786	451	81	68		1,176			755,923
Total	12,602	2,797	81	68		14,080			8,565,069
Excess Collections									40,000
Less Collections & Discounts St Johns County 6%									(432,866)
Less Collections & Discounts Duval County 7.5%									(101,305)
Net Assessments									<u>\$ 8,070,897</u>



**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2024**

Description	FY2025 Adopted Budget	Actual Through 3/30/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Proposed Budget
<b>REVENUES:</b>					
Special Assessments	\$ -	\$ 604,715	\$ 201,535	\$ 806,250	\$ 804,147
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 311,551
Bond Proceeds	\$ -	\$ 403,125	\$ -	\$ 403,125	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 11,242	\$ 5,000	\$ 16,242	\$ 5,000
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 1,019,082</b>	<b>\$ 206,535</b>	<b>\$ 1,225,617</b>	<b>\$ 1,120,698</b>
<b>EXPENDITURES:</b>					
<b>Series 2024</b>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ 301,071
Interest - 5/1	\$ -	\$ -	\$ 315,132	\$ 315,132	\$ 301,071
Principal - 5/1	\$ -	\$ -	\$ 190,000	\$ 190,000	\$ 205,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 505,132</b>	<b>\$ 505,132</b>	<b>\$ 807,143</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (5,809)	\$ -	\$ (5,809)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 5,809</b>	<b>\$ 505,132</b>	<b>\$ 510,941</b>	<b>\$ 807,143</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ -</b>	<b>\$ 1,013,273</b>	<b>\$ (298,597)</b>	<b>\$ 714,676</b>	<b>\$ 313,556</b>
Interest Payment 11/1/2026					\$ 296,868 (1)

Debt on all Series 2015-2 parcels was prepaid and remaining Series 2015-2 debt was extinguished. New Series 2024 bonds were issued on these parcels.

# Tolomato Community Development District

## Series 2024 St Johns County Assessments

### Fiscal Year 2026

	Total ERUs	Total Series 2024 Debt Assigned	Current Unamortized Series2024 Debt	Total Series 2024 Annual Debt Service Assessments
Total		\$ 12,510,000	12,510,000	\$ 806,250
Debt Assigned				
Seabrook II and III	410.50	\$ 38,293,700	38,293,700	\$ 806,250
<b>Grand Total Debt</b>		<b><u>\$ 38,293,700</u></b>	<b><u>\$ 38,293,700</u></b>	<b><u>\$ 806,250</u></b>
		Estimated shortfall due to accumulated paydowns/payoffs		\$ (2,103)
		Adjusted Assessments		<b><u>\$ 804,147</u></b>

Debt on all Series 2015-2 parcels was prepaid and remaining Series 2015-2 debt was extinguished. New Series 2024 bonds were issued on these parcels.

**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2024, Special Assessment Revenue Bonds  
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
1-May-25	\$ 12,510,000.00	\$ 315,131.79	\$190,000.00		\$ 12,320,000.00
1-Nov-25	12,320,000.00	301,071.25			12,320,000.00
1-May-26	12,320,000.00	301,071.25	205,000.00		12,115,000.00
1-Nov-26	12,115,000.00	296,868.75			12,115,000.00
1-May-27	12,115,000.00	296,868.75	215,000.00		11,900,000.00
1-Nov-27	11,900,000.00	292,461.25			11,900,000.00
1-May-28	11,900,000.00	292,461.25	225,000.00		11,675,000.00
1-Nov-28	11,675,000.00	287,848.75			11,675,000.00
1-May-29	11,675,000.00	287,848.75	235,000.00		11,440,000.00
1-Nov-29	11,440,000.00	283,031.25			11,440,000.00
1-May-30	11,440,000.00	283,031.25	245,000.00		11,195,000.00
1-Nov-30	11,195,000.00	278,008.75			11,195,000.00
1-May-31	11,195,000.00	278,008.75	255,000.00		10,940,000.00
1-Nov-31	10,940,000.00	272,781.25			10,940,000.00
1-May-32	10,940,000.00	272,781.25	265,000.00		10,675,000.00
1-Nov-32	10,675,000.00	266,421.25			10,675,000.00
1-May-33	10,675,000.00	266,421.25	275,000.00		10,400,000.00
1-Nov-33	10,400,000.00	259,821.25			10,400,000.00
1-May-34	10,400,000.00	259,821.25	290,000.00		10,110,000.00
1-Nov-34	10,110,000.00	252,861.25			10,110,000.00
1-May-35	10,110,000.00	252,861.25	305,000.00		9,805,000.00
1-Nov-35	9,805,000.00	245,541.25			9,805,000.00
1-May-36	9,805,000.00	245,541.25	320,000.00		9,485,000.00
1-Nov-36	9,485,000.00	237,861.25			9,485,000.00
1-May-37	9,485,000.00	237,861.25	335,000.00		9,150,000.00
1-Nov-37	9,150,000.00	229,821.25			9,150,000.00
1-May-38	9,150,000.00	229,821.25	350,000.00		8,800,000.00
1-Nov-38	8,800,000.00	221,421.25			8,800,000.00
1-May-39	8,800,000.00	221,421.25	370,000.00		8,430,000.00
1-Nov-39	8,430,000.00	212,541.25			8,430,000.00
1-May-40	8,430,000.00	212,541.25	390,000.00		8,040,000.00
1-Nov-40	8,040,000.00	203,181.25			8,040,000.00
1-May-41	8,040,000.00	203,181.25	405,000.00		7,635,000.00
1-Nov-41	7,635,000.00	193,461.25			7,635,000.00
1-May-42	7,635,000.00	193,461.25	425,000.00		7,210,000.00
1-Nov-42	7,210,000.00	183,261.25			7,210,000.00
1-May-43	7,210,000.00	183,261.25	450,000.00		6,760,000.00
1-Nov-43	6,760,000.00	172,461.25			6,760,000.00
1-May-44	6,760,000.00	172,461.25	470,000.00		6,290,000.00
1-Nov-44	6,290,000.00	161,181.25			6,290,000.00
1-May-45	6,290,000.00	161,181.25	495,000.00		5,795,000.00
1-Nov-45	5,795,000.00	148,496.88			5,795,000.00
1-May-46	5,795,000.00	148,496.88	520,000.00		5,275,000.00
1-Nov-46	5,275,000.00	135,171.88			5,275,000.00
1-May-47	5,275,000.00	135,171.88	550,000.00		4,725,000.00
1-Nov-47	4,725,000.00	121,078.13			4,725,000.00
1-May-48	4,725,000.00	121,078.13	575,000.00		4,150,000.00
1-Nov-48	4,150,000.00	106,343.75			4,150,000.00
1-May-49	4,150,000.00	106,343.75	605,000.00		3,545,000.00
1-Nov-49	3,545,000.00	90,840.63			3,545,000.00
1-May-50	3,545,000.00	90,840.63	640,000.00		2,905,000.00
1-Nov-50	2,905,000.00	74,440.63			2,905,000.00
1-May-51	2,905,000.00	74,440.63	670,000.00		2,235,000.00
1-Nov-51	2,235,000.00	57,271.88			2,235,000.00
1-May-52	2,235,000.00	57,271.88	705,000.00		1,530,000.00
1-Nov-52	1,530,000.00	39,206.25			1,530,000.00
1-May-53	1,530,000.00	39,206.25	745,000.00		785,000.00
1-Nov-53	785,000.00	20,115.63			785,000.00
1-May-54	785,000.00	20,115.63	785,000.00		-
		<u>\$ 11,604,878.11</u>	<u>\$ 12,510,000.00</u>		

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2022A**

<b>Description</b>	<b>FY2025 Adopted Budget</b>	<b>Actual Through 3/31/2025</b>	<b>Projected Next 6 Months</b>	<b>Total Projected 9/30/2025</b>	<b>FY2026 Proposed Budget</b>
<b><u>REVENUES:</u></b>					
Special Assessments	\$ 2,607,511	\$ 2,509,064	\$ 98,447	\$ 2,607,511	\$ 2,609,181
Carry Forward Surplus	\$ 700,038	\$ 760,224	\$ -	\$ 760,224	\$ 761,586
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 35,000	\$ 33,198	\$ 5,000	\$ 38,198	\$ 35,000
<b>TOTAL REVENUES</b>	<b>\$ 3,342,549</b>	<b>\$ 3,302,486</b>	<b>\$ 103,447</b>	<b>\$ 3,405,933</b>	<b>\$ 3,405,767</b>
<b><u>EXPENDITURES:</u></b>					
<b>Series 2022A</b>					
Interest 11/1	\$ 558,525	\$ 558,525	\$ -	\$ 558,525	\$ 535,700
Interest - 5/1	\$ 558,525	\$ -	\$ 558,450	\$ 558,450	\$ 535,700
Principal - 5/1	\$ 1,510,000	\$ -	\$ 1,510,000	\$ 1,510,000	\$ 1,555,000
Special call	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,627,050</b>	<b>\$ 563,525</b>	<b>\$ 2,073,450</b>	<b>\$ 2,636,975</b>	<b>\$ 2,626,400</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -	\$ (7,372)	\$ -	\$ (7,372)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,627,050</b>	<b>\$ 570,897</b>	<b>\$ 2,073,450</b>	<b>\$ 2,644,347</b>	<b>\$ 2,626,400</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ 715,499</b>	<b>\$ 2,731,589</b>	<b>\$ (1,970,003)</b>	<b>\$ 761,586</b>	<b>\$ 779,367</b>
Interest 11/1/2026					\$ 512,375

**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 2026

	Total ERUs	Total Series 2022A Debt Assigned	Current Unamortized Series 2022A Debt	Total Series 2022A Annual Debt Service Assessments
Totals		\$ 34,245,000	29,770,000	\$ 2,609,181
Debt Assigned				
Del Webb Ponte Vedra	616.90	\$ 11,511,395	10,007,132	\$ 878,120
Anthem Ridge	80.40	1,466,777	1,275,104	111,890
Freedom Landing	248.50	4,669,013	4,058,885	356,165
Heritage Trace	199.70	3,736,456	3,248,191	283,467
Liberty Cove	123.30	2,413,176	2,097,832	184,083
Pioneer Village	146.40	2,830,889	2,460,960	215,948
Settlers Landing	331.40	6,288,159	5,466,447	478,118
Franklin Square	60.80	1,329,135	1,155,449	101,390
<b>Grand Total Debt</b>		<b>\$ 34,245,000</b>	<b>\$ 29,770,000</b>	<b>\$ 2,609,181</b>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<b>\$ 2,609,181</b>



**TOLOMATO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Series 2022A, Special Assessment Revenue Bonds**  
**Amortization Schedule**  
updated 5/01/25

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	\$ 5,000	\$ -	\$ 34,240,000
1-May-23	\$ 34,240,000	\$ 602,675	\$ 1,425,000	\$ 60,000	\$ 32,755,000
1-Nov-23	\$ 32,755,000	\$ 580,575			\$ 32,755,000
1-May-24	\$ 32,755,000	\$ 580,500	\$ 1,465,000		\$ 31,290,000
1-Nov-24	\$ 31,290,000	\$ 558,525			\$ 31,290,000
1-May-25	\$ 31,290,000	\$ 558,525	\$ 1,510,000	\$ 10,000.00	\$ 29,780,000
1-Nov-25	\$ 29,770,000	\$ 535,700			\$ 29,770,000
1-May-26	\$ 29,770,000	\$ 535,700	\$ 1,555,000		\$ 28,215,000
1-Nov-26	\$ 28,215,000	\$ 512,375			\$ 28,215,000
1-May-27	\$ 28,215,000	\$ 512,375	\$ 1,605,000		\$ 26,610,000
1-Nov-27	\$ 26,610,000	\$ 488,300			\$ 26,610,000
1-May-28	\$ 26,610,000	\$ 488,300	\$ 1,650,000		\$ 24,960,000
1-Nov-28	\$ 24,960,000	\$ 463,550			\$ 24,960,000
1-May-29	\$ 24,960,000	\$ 463,550	\$ 1,700,000		\$ 23,260,000
1-Nov-29	\$ 23,260,000	\$ 438,050			\$ 23,260,000
1-May-30	\$ 23,260,000	\$ 438,050	\$ 1,755,000		\$ 21,505,000
1-Nov-30	\$ 21,505,000	\$ 411,725			\$ 21,505,000
1-May-31	\$ 21,505,000	\$ 411,725	\$ 1,810,000		\$ 19,695,000
1-Nov-31	\$ 19,695,000	\$ 384,575			\$ 19,695,000
1-May-32	\$ 19,695,000	\$ 384,575	\$ 1,865,000		\$ 17,830,000
1-Nov-32	\$ 17,830,000	\$ 356,600			\$ 17,830,000
1-May-33	\$ 17,830,000	\$ 356,600	\$ 1,930,000		\$ 15,900,000
1-Nov-33	\$ 15,900,000	\$ 318,000			\$ 15,900,000
1-May-34	\$ 15,900,000	\$ 318,000	\$ 2,010,000		\$ 13,890,000
1-Nov-34	\$ 13,890,000	\$ 277,800			\$ 13,890,000
1-May-35	\$ 13,890,000	\$ 277,800	\$ 2,090,000		\$ 11,800,000
1-Nov-35	\$ 11,800,000	\$ 236,000			\$ 11,800,000
1-May-36	\$ 11,800,000	\$ 236,000	\$ 2,175,000		\$ 9,625,000
1-Nov-36	\$ 9,625,000	\$ 192,500			\$ 9,625,000
1-May-37	\$ 9,625,000	\$ 192,500	\$ 2,265,000		\$ 7,360,000
1-Nov-37	\$ 7,360,000	\$ 147,200			\$ 7,360,000
1-May-38	\$ 7,360,000	\$ 147,200	\$ 2,355,000		\$ 5,005,000
1-Nov-38	\$ 5,005,000	\$ 100,100			\$ 5,005,000
1-May-39	\$ 5,005,000	\$ 100,100	\$ 2,450,000		\$ 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>\$ 13,565,621</u>	<u>\$ 34,175,000</u>	<u>\$ 70,000.00</u>	

# Tolomato

## Community Development District

## Debt Service Fund Series 2022B

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Proposed Budget
<b>REVENUES:</b>					
Special Assessments	\$ 1,699,676	\$ 1,636,108	\$ 63,568	\$ 1,699,676	\$ 1,695,113
Carry Forward Surplus	\$ 413,430	\$ 447,245	\$ -	\$ 447,245	\$ 430,039
Prepayments	\$ -	\$ 17,971	\$ -	\$ 17,971	\$ -
Interest Income	\$ 40,000	\$ 35,211	\$ 5,000	\$ 40,211	\$ 40,000
TOTAL REVENUES	\$ 2,153,106	\$ 2,136,535	\$ 68,568	\$ 2,205,103	\$ 2,165,153
<b>EXPENDITURES:</b>					
<b>Series 2022B</b>					
Interest 11/1	\$ 328,125	\$ 328,125	\$ -	\$ 328,125	\$ 313,588
Interest - 5/1	\$ 328,125	\$ -	\$ 327,753	\$ 327,753	\$ 313,588
Principal - 5/1	\$ 1,055,000	\$ -	\$ 1,055,000	\$ 1,055,000	\$ 1,080,000
Special Call	\$ -	\$ 25,000	\$ 20,000	\$ 45,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,711,250	\$ 353,125	\$ 1,402,753	\$ 1,755,878	\$ 1,707,175
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (19,185)	\$ -	\$ (19,185)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,711,250	\$ 372,310	\$ 1,402,753	\$ 1,775,063	\$ 1,707,175
EXCESS REVENUES/(EXP)	\$ 441,856	\$ 1,764,225	\$ (1,334,185)	\$ 430,039	\$ 457,978

Interest 11/1/2026 \$ 299,413

### 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 2026

	Total ERUs	Total Series 2022B Debt Assigned	Current Unamortized Series 2022B Debt	Total Series 2022B Annual Debt Service Assessments
Totals		\$ 23,335,000	\$ 20,185,000	\$ 1,696,623
Debt Assigned				
Del Webb Ponte Vedra Ph III	287.20	\$ 5,921,574	\$ 5,122,219	\$ 430,011
Palm Crest	110.00	2,228,631	1,927,787	160,868
Seabrook Village I	309.10	6,501,841	5,624,155	472,659
Coral Ridge	225.60	4,461,650	3,859,370	325,305
Seabrook Village II	5.00	93,194	80,614	5,419
Crosswinds	186.50	4,128,110	3,570,855	302,361
<b>Grand Total Debt</b>		<b><u>\$ 23,335,000</u></b>	<b><u>\$ 20,185,000</u></b>	<b><u>\$ 1,696,623</u></b>
		Estimated shortfall due to accumulated paydowns/payoffs		\$ (1,510)
		Adjusted Assessments		<b><u>\$ 1,695,113</u></b>



**TOLOMATO**
**COMMUNITY DEVELOPMENT DISTRICT**
**Series 2022B, Special Assessment Revenue Bonds**
**Amortization Schedule**

updated 5/1/25

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	\$ 20,000.00		\$ 23,315,000.00
1-May-23	\$ 23,315,000	\$ 355,071.88	\$ 1,000,000.00		\$ 22,315,000.00
1-Nov-23	\$ 22,315,000	\$ 341,946.88			\$ 22,315,000.00
1-May-24	\$ 22,315,000	\$ 341,643.75	\$ 1,030,000.00		\$ 21,285,000.00
1-Nov-24	\$ 21,285,000	\$ 328,125.00			\$ 21,285,000.00
1-May-25	\$ 21,285,000	\$ 328,125.00	\$ 1,055,000.00	\$ 45,000.00	\$ 20,230,000.00
1-Nov-25	\$ 20,185,000	\$ 313,587.50			\$ 20,185,000.00
1-May-26	\$ 20,185,000	\$ 313,587.50	\$ 1,080,000.00		\$ 19,105,000.00
1-Nov-26	\$ 19,105,000	\$ 299,412.50			\$ 19,105,000.00
1-May-27	\$ 19,105,000	\$ 299,412.50	\$ 1,110,000.00		\$ 17,995,000.00
1-Nov-27	\$ 17,995,000	\$ 284,843.75			\$ 17,995,000.00
1-May-28	\$ 17,995,000	\$ 284,843.75	\$ 1,140,000.00		\$ 16,855,000.00
1-Nov-28	\$ 16,855,000	\$ 267,743.75			\$ 16,855,000.00
1-May-29	\$ 16,855,000	\$ 267,743.75	\$ 1,175,000.00		\$ 15,680,000.00
1-Nov-29	\$ 15,680,000	\$ 250,118.75			\$ 15,680,000.00
1-May-30	\$ 15,680,000	\$ 250,118.75	\$ 1,210,000.00		\$ 14,470,000.00
1-Nov-30	\$ 14,470,000	\$ 231,968.75			\$ 14,470,000.00
1-May-31	\$ 14,470,000	\$ 231,968.75	\$ 1,250,000.00		\$ 13,220,000.00
1-Nov-31	\$ 13,220,000	\$ 213,218.75			\$ 13,220,000.00
1-May-32	\$ 13,220,000	\$ 213,218.75	\$ 1,285,000.00		\$ 11,935,000.00
1-Nov-32	\$ 11,935,000	\$ 193,943.75			\$ 11,935,000.00
1-May-33	\$ 11,935,000	\$ 193,943.75	\$ 1,330,000.00		\$ 10,605,000.00
1-Nov-33	\$ 10,605,000	\$ 172,331.25			\$ 10,605,000.00
1-May-34	\$ 10,605,000	\$ 172,331.25	\$ 1,370,000.00		\$ 9,235,000.00
1-Nov-34	\$ 9,235,000	\$ 150,068.75			\$ 9,235,000.00
1-May-35	\$ 9,235,000	\$ 150,068.75	\$ 1,415,000.00		\$ 7,820,000.00
1-Nov-35	\$ 7,820,000	\$ 127,075.00			\$ 7,820,000.00
1-May-36	\$ 7,820,000	\$ 127,075.00	\$ 1,465,000.00		\$ 6,355,000.00
1-Nov-36	\$ 6,355,000	\$ 103,268.75			\$ 6,355,000.00
1-May-37	\$ 6,355,000	\$ 103,268.75	\$ 1,515,000.00		\$ 4,840,000.00
1-Nov-37	\$ 4,840,000	\$ 78,650.00			\$ 4,840,000.00
1-May-38	\$ 4,840,000	\$ 78,650.00	\$ 1,560,000.00		\$ 3,280,000.00
1-Nov-38	\$ 3,280,000	\$ 53,300.00			\$ 3,280,000.00
1-May-39	\$ 3,280,000	\$ 53,300.00	\$ 1,615,000.00		\$ 1,665,000.00
1-Nov-39	\$ 1,665,000	\$ 27,056.25			\$ 1,665,000.00
1-May-40	\$ 1,665,000	\$ 27,056.25	\$ 1,665,000.00		\$ -
1-Nov-40					
		<u>\$ 7,733,078.63</u>	<u>\$ 23,290,000.00</u>	<u>\$ 45,000.00</u>	

# Tolomato

## Community Development District

## Debt Service Fund Series 2022C

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Proposed Budget
<b>REVENUES:</b>					
Special Assessments	\$ 1,330,510	\$ 1,130,974	\$ 199,536	\$ 1,330,510	\$ 1,080,871
Carry Forward Surplus	\$ 511,730	\$ 400,676	\$ -	\$ 400,676	\$ 398,433
Prepayments	\$ -	\$ 1,437,820	\$ -	\$ 1,437,820	\$ -
Interest Income	\$ 28,000	\$ 31,905	\$ 5,000	\$ 36,905	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 1,870,240</b>	<b>\$ 3,001,375</b>	<b>\$ 204,536</b>	<b>\$ 3,205,911</b>	<b>\$ 1,509,304</b>
<b>EXPENDITURES:</b>					
<b>Series 2022A</b>					
Interest 11/1	\$ 267,860	\$ 267,620	\$ -	\$ 267,620	\$ 232,600
Interest - 5/1	\$ 267,860	\$ -	\$ 267,535	\$ 267,535	\$ 232,600
Principal - 5/1	\$ 805,000	\$ -	\$ 805,000	\$ 805,000	\$ 750,000
Special call - 5/1	\$ -	\$ 5,000	\$ 1,445,000	\$ 1,450,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,340,720</b>	<b>\$ 272,620</b>	<b>\$ 2,517,535</b>	<b>\$ 2,790,155</b>	<b>\$ 1,215,200</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (17,323)	\$ -	\$ (17,323)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,340,720</b>	<b>\$ 289,943</b>	<b>\$ 2,517,535</b>	<b>\$ 2,807,478</b>	<b>\$ 1,215,200</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ 529,520</b>	<b>\$ 2,711,432</b>	<b>\$ (2,312,999)</b>	<b>\$ 398,433</b>	<b>\$ 294,104</b>

Interest 11/1/2026 \$ 222,100

### 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 2026

	Total ERUs	Total Series 2022C Debt Assigned	Current Unamortized Series 2022C Debt	Total Series 2022C Annual Debt Service Assessments
Totals		\$ 18,015,000	\$ 14,220,000	\$ 1,330,510
Debt Assigned				
West End	165.10	\$ 3,164,383	2,497,781	\$ 232,719
TC North II	4.41	\$ 116,698	92,115	\$ 8,630
Palmetto Cove	73.20	\$ 1,237,355	976,697	\$ 91,468
Fleet Landing	146.01	\$ 2,567,681	2,026,779	\$ 189,809
Fleet Landing II	2.05	\$ 169,798	134,029	\$ 12,552
Wheelhouse West	4.65	\$ 101,808	80,361	\$ 7,528
Southwest Quad Burbank	4.68	\$ 123,864	97,771	\$ 9,163
Grocer West - St Johns Cour	7.84	\$ 394,547	311,433	\$ 29,176
Grocer West - Duval	16.06	\$ 425,165	335,601	\$ 31,453
TC North II	16.74	\$ 208,314	164,431	\$ 15,404
Adventure Retail	23.07	\$ 370,668	292,584	\$ 27,410
Sunshine South PV Group	14.05	\$ 174,736	137,927	\$ 12,921
Thompson Thrift Apts	187.20	\$ 3,369,600	2,659,767	\$ 249,639
Unassigned		\$ 5,590,383	4,412,725	\$ 412,638
<b>Grand Total Debt</b>		<b>\$ 18,015,000</b>	<b>\$ 14,220,000</b>	<b>\$ 1,330,510</b>
Estimated shortfall due to accumulated paydowns/payoffs				\$ (249,639)
Adjusted Assessments				<b>\$ 1,080,871</b>



# TOLOMATO

## COMMUNITY DEVELOPMENT DISTRICT

### Series 2022C, Special Assessment Revenue Bonds

### Amortization Schedule

updated 5/1/25

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	\$ 15,000.00	\$ 16,470,000.00
1-Nov-24	\$ 16,470,000	\$ 267,860.00		\$ 5,000.00	\$ 16,470,000.00
1-May-25	\$ 16,470,000	\$ 267,860.00	\$ 805,000.00	\$ 1,445,000.00	\$ 15,665,000.00
1-Nov-25	\$ 14,220,000	\$ 232,600.00			\$ 14,220,000.00
1-May-26	\$ 14,220,000	\$ 232,600.00	\$ 750,000.00		\$ 13,470,000.00
1-Nov-26	\$ 13,470,000	\$ 222,100.00			\$ 13,470,000.00
1-May-27	\$ 13,470,000	\$ 222,100.00	\$ 770,000.00		\$ 12,700,000.00
1-Nov-27	\$ 12,700,000	\$ 211,320.00			\$ 12,700,000.00
1-May-28	\$ 12,700,000	\$ 211,320.00	\$ 795,000.00		\$ 11,905,000.00
1-Nov-28	\$ 11,905,000	\$ 198,600.00			\$ 11,905,000.00
1-May-29	\$ 11,905,000	\$ 198,600.00	\$ 820,000.00		\$ 11,085,000.00
1-Nov-29	\$ 11,085,000	\$ 185,480.00			\$ 11,085,000.00
1-May-30	\$ 11,085,000	\$ 185,480.00	\$ 845,000.00		\$ 10,240,000.00
1-Nov-30	\$ 10,240,000	\$ 171,960.00			\$ 10,240,000.00
1-May-31	\$ 10,240,000	\$ 171,960.00	\$ 875,000.00		\$ 9,365,000.00
1-Nov-31	\$ 9,365,000	\$ 157,960.00			\$ 9,365,000.00
1-May-32	\$ 9,365,000	\$ 157,960.00	\$ 905,000.00		\$ 8,460,000.00
1-Nov-32	\$ 8,460,000	\$ 143,480.00			\$ 8,460,000.00
1-May-33	\$ 8,460,000	\$ 143,480.00	\$ 935,000.00		\$ 7,525,000.00
1-Nov-33	\$ 7,525,000	\$ 127,585.00			\$ 7,525,000.00
1-May-34	\$ 7,525,000	\$ 127,585.00	\$ 965,000.00		\$ 6,560,000.00
1-Nov-34	\$ 6,560,000	\$ 111,180.00			\$ 6,560,000.00
1-May-35	\$ 6,560,000	\$ 111,180.00	\$ 1,000,000.00		\$ 5,560,000.00
1-Nov-35	\$ 5,560,000	\$ 94,180.00			\$ 5,560,000.00
1-May-36	\$ 5,560,000	\$ 94,180.00	\$ 1,035,000.00		\$ 4,525,000.00
1-Nov-36	\$ 4,525,000	\$ 76,585.00			\$ 4,525,000.00
1-May-37	\$ 4,525,000	\$ 76,585.00	\$ 1,070,000.00		\$ 3,455,000.00
1-Nov-37	\$ 3,455,000	\$ 58,395.00			\$ 3,455,000.00
1-May-38	\$ 3,455,000	\$ 58,395.00	\$ 1,105,000.00		\$ 2,350,000.00
1-Nov-38	\$ 2,350,000	\$ 39,610.00			\$ 2,350,000.00
1-May-39	\$ 2,350,000	\$ 39,610.00	\$ 1,145,000.00		\$ 1,205,000.00
1-Nov-39	\$ 1,205,000	\$ 20,145.00			\$ 1,205,000.00
1-May-40	\$ 1,205,000	\$ 20,145.00	\$ 1,185,000.00		\$ 20,000.00
1-Nov-40					
		<u>\$ 5,896,989.12</u>	<u>\$ 16,550,000.00</u>	<u>\$ 1,465,000.00</u>	

# Tolomato

## Community Development District

## Debt Service Fund Series 2022-1

Description	FY2025 Adopted Budget	Actual Through 3/15/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 241,200	\$ 232,829	\$ 8,371	\$ 241,200	\$ 241,200
Carry Forward Surplus	\$ 96,950	\$ 100,805	\$ -	\$ 100,805	\$ 105,979
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 6,500	\$ 5,473	\$ 2,000	\$ 7,473	\$ 6,500
TOTAL REVENUES	\$ 344,650	\$ 339,107	\$ 10,371	\$ 349,478	\$ 353,679
<b>EXPENDITURES:</b>					
<b>Series 2022-1</b>					
Interest 11/1	\$ 75,388	\$ 75,388	\$ -	\$ 75,388	\$ 74,094
Interest - 5/1	\$ 75,388	\$ -	\$ 75,388	\$ 75,388	\$ 74,094
Principal - 5/1	\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 90,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 240,776	\$ 75,388	\$ 165,388	\$ 240,776	\$ 238,189
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (2,723)	\$ -	\$ (2,723)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 240,776	\$ 78,111	\$ 165,388	\$ 243,499	\$ 238,189
EXCESS REVENUES/(EXP)	\$ 103,874	\$ 260,996	\$ (155,017)	\$ 105,979	\$ 115,490

Interest 11/1/2026 \$ 72,801

# Tolomato Community Development District

## Series 2022-1 St Johns County Assessments

### Fiscal Year 2026

		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	4,015,000	\$ 241,200
Debt Assigned					
Preserve Lots	111.00		\$ 3,005,888	2,823,074	\$ 169,595
Waterfront Lots	45.00		\$ 1,269,112	1,191,926	\$ 71,605
Grand Total Debt			<u>\$ 4,275,000</u>	<u>\$ 4,015,000</u>	<u>\$ 241,200</u>
			Estimated shortfall due to accumulated paydowns/payoffs		\$ -
			Adjusted Assessments		<u>\$ 241,200</u>

**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

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

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENT	TOTAL
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**

Description	FY2025 Adopted Budget	Actual Through Thru 3/15/25	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Adopted Budget
<b><u>REVENUES:</u></b>					
Special Assessments	\$ 90,200	\$ 87,070	\$ 3,130	\$ 90,200	\$ 90,200
Carry Forward Surplus	\$ 38,054	\$ 38,803	\$ -	\$ 38,803	\$ 41,994
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 2,800	\$ 2,087	\$ 1,000	\$ 3,087	\$ 2,800
<b>TOTAL REVENUES</b>	<b>\$ 131,054</b>	<b>\$ 127,960</b>	<b>\$ 4,130</b>	<b>\$ 132,090</b>	<b>\$ 134,994</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2022-2</i></b>					
Interest 11/1	\$ 27,039	\$ 27,039	\$ -	\$ 27,039	\$ 26,536
Interest - 5/1	\$ 27,039	\$ -	\$ 27,039	\$ 27,039	\$ 26,536
Principal - 5/1	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,078</b>	<b>\$ 27,039</b>	<b>\$ 62,039</b>	<b>\$ 89,078</b>	<b>\$ 88,073</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -	\$ (1,018)	\$ -	\$ (1,018)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,078</b>	<b>\$ 28,057</b>	<b>\$ 62,039</b>	<b>\$ 90,096</b>	<b>\$ 88,073</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ 41,976</b>	<b>\$ 99,903</b>	<b>\$ (57,909)</b>	<b>\$ 41,994</b>	<b>\$ 46,922</b>
				Interest 11/1/2026	\$ 26,033



# Tolomato Community Development District

## Series 2022-2 St Johns County Assessments

### Fiscal Year 2026

		Total ERUs	Total Series 2022-2 Debt Assigned	Current Unamortized Series2022-2 Debt	Total Series 2022-2 Annual Debt Service Assessments
Totals			\$ 1,595,000	1,445,000	\$ 90,200
Debt Assigned					
Townhomes	55.25		\$ 1,595,000	1,445,000	\$ 90,200
<b>Grand Total Debt</b>			<b>\$ 1,595,000</b>	<b>\$ 1,445,000</b>	<b>\$ 90,200</b>
Estimated shortfall due to accumulated paydowns/payoffs					\$ -
Adjusted Assessments					<b>\$ 90,200</b>

**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		\$ -
		\$ 1,035,999.63	\$ 1,595,000.00		

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2019A**

<b>Description</b>	<b>FY2025 Adopted Budget</b>	<b>Actual through 3/31/2025</b>	<b>Projected Next 6 Months</b>	<b>Total Projected 9/30/2025</b>	<b>FY2026 Proposed Budget</b>
<b><u>REVENUES:</u></b>					
Special Assessments	\$ 4,403,529	\$ 4,227,385	\$ 176,144	\$ 4,403,529	\$ 4,401,159
Carry Forward Surplus	\$ 1,339,535	\$ 1,448,256	\$ -	\$ 1,448,256	\$ 1,525,724 <sup>(1)</sup>
Prepayments	\$ -	\$ 23,526	\$ -	\$ 23,526	\$ -
Interest Income	\$ 90,000	\$ 82,174	\$ 20,000	\$ 102,174	\$ 90,000
<b>TOTAL REVENUES</b>	<b>\$ 5,833,064</b>	<b>\$ 5,781,341</b>	<b>\$ 196,144</b>	<b>\$ 5,977,485</b>	<b>\$ 6,016,883</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019A</i></b>					
Interest 11/1	\$ 720,693	\$ 718,511	\$ -	\$ 718,511	\$ 680,938
Special call	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 720,693	\$ -	\$ 718,251	\$ 718,251	\$ 680,938
Principal - 5/1	\$ 3,000,000	\$ -	\$ 2,995,000	\$ 2,995,000	\$ 3,075,000
Special call - 5/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,441,386</b>	<b>\$ 728,511</b>	<b>\$ 3,723,251</b>	<b>\$ 4,451,762</b>	<b>\$ 4,436,875</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Discount on Bond Purchase	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,441,386</b>	<b>\$ 728,511</b>	<b>\$ 3,723,251</b>	<b>\$ 4,451,762</b>	<b>\$ 4,436,875</b>
<b>EXCESS REVENUES</b>	<b>\$ 1,391,678</b>	<b>\$ 5,052,830</b>	<b>\$ (3,527,107)</b>	<b>\$ 1,525,724</b>	<b>\$ 1,580,008</b>

Interest Payment - 11/1/2026 \$ 642,358

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

# Tolomato Community Development District

## Series 2019A Assessments - St Johns County

### Fiscal Year 2026

	Total ERUs	Total Series 2019A Debt Assigned	Current Unamortized Series 2019A Debt	Total Series 2019A Debt Service Assessments
Totals		\$ 60,900,000	\$ 43,705,000	\$ 4,401,159
Debt Assigned				
St Johns County				
Austin Park	129.40	\$ 2,006,681	\$ 1,440,098	\$ 145,577
Coastal Oaks	1,047.40	\$ 19,214,848	\$ 13,789,572	\$ 1,388,929
Del Webb Ponte Vedra	1,464.10	\$ 29,563,642	\$ 21,216,404	\$ 2,135,231
Willowcove	436.20	\$ 8,008,736	\$ 5,747,485	\$ 581,003
Tidewater	79.20	\$ 2,106,093	\$ 1,511,442	\$ 152,789
Grand Total Debt		<u>\$ 60,900,000</u>	<u>\$ 43,705,000</u>	<u>\$ 4,403,529</u>
Estimated shortfall due to accumulated paydowns/payoffs				\$ (2,369.75)
Adjusted Assessments				<u>\$ 4,401,159</u>

#### 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 5/1/25

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENTS	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	\$ 2,760,000.00		\$ 58,140,000.00
1-Nov-20	\$ 58,140,000	\$ 852,305.00			\$ 58,140,000.00
1-May-21	\$ 58,140,000	\$ 852,305.00	\$ 2,735,000.00	\$ 35,000.00	\$ 55,405,000.00
1-Nov-21	\$ 55,370,000	\$ 820,630.00		\$ 25,000.00	\$ 55,370,000.00
1-May-22	\$ 55,345,000	\$ 820,630.00	\$ 2,795,000.00		\$ 52,550,000.00
1-Nov-22	\$ 52,550,000	\$ 788,117.50			\$ 52,550,000.00
1-May-23	\$ 52,550,000	\$ 788,117.50	\$ 2,860,000.00	\$ 20,000.00	\$ 49,690,000.00
1-Nov-23	\$ 49,670,000	\$ 754,805.00		\$ 20,000.00	\$ 49,650,000.00
1-May-24	\$ 49,650,000	\$ 754,805.00	\$ 2,930,000.00		\$ 46,720,000.00
1-Nov-24	\$ 46,720,000	\$ 720,692.50		\$ 10,000.00	\$ 46,720,000.00
1-May-25	\$ 46,710,000	\$ 718,328.75	\$ 2,995,000.00	\$ 10,000.00	\$ 43,715,000.00
1-Nov-25	\$ 43,705,000	\$ 680,937.50			\$ 43,705,000.00
1-May-26	\$ 43,705,000	\$ 680,937.50	\$ 3,075,000.00		\$ 40,630,000.00
1-Nov-26	\$ 40,630,000	\$ 642,357.50	\$ -		\$ 40,630,000.00
1-May-27	\$ 40,630,000	\$ 642,357.50	\$ 3,155,000.00		\$ 37,475,000.00
1-Nov-27	\$ 37,475,000	\$ 601,183.75	\$ -		\$ 37,475,000.00
1-May-28	\$ 37,475,000	\$ 601,183.75	\$ 3,240,000.00		\$ 34,235,000.00
1-Nov-28	\$ 34,235,000	\$ 556,938.75	\$ -		\$ 34,235,000.00
1-May-29	\$ 34,235,000	\$ 556,938.75	\$ 3,325,000.00		\$ 30,910,000.00
1-Nov-29	\$ 30,910,000	\$ 510,212.50	\$ -		\$ 30,910,000.00
1-May-30	\$ 30,910,000	\$ 510,212.50	\$ 3,435,000.00		\$ 27,475,000.00
1-Nov-30	\$ 27,475,000	\$ 453,687.50	\$ -		\$ 27,475,000.00
1-May-31	\$ 27,475,000	\$ 453,687.50	\$ 3,550,000.00		\$ 23,925,000.00
1-Nov-31	\$ 23,925,000	\$ 395,218.75	\$ -		\$ 23,925,000.00
1-May-32	\$ 23,925,000	\$ 395,218.75	\$ 3,665,000.00		\$ 20,260,000.00
1-Nov-32	\$ 20,260,000	\$ 334,806.25	\$ -		\$ 20,260,000.00
1-May-33	\$ 20,260,000	\$ 334,806.25	\$ 3,785,000.00		\$ 16,475,000.00
1-Nov-33	\$ 16,475,000	\$ 272,375.00	\$ -		\$ 16,475,000.00
1-May-34	\$ 16,475,000	\$ 272,375.00	\$ 3,915,000.00		\$ 12,560,000.00
1-Nov-34	\$ 12,560,000	\$ 207,743.75	\$ -		\$ 12,560,000.00
1-May-35	\$ 12,560,000	\$ 207,743.75	\$ 4,050,000.00		\$ 8,510,000.00
1-Nov-35	\$ 8,510,000	\$ 140,806.25	\$ -		\$ 8,510,000.00
1-May-36	\$ 8,510,000	\$ 140,806.25	\$ 4,185,000.00		\$ 4,325,000.00
1-Nov-36	\$ 4,325,000	\$ 71,593.75	\$ -		\$ 4,325,000.00
1-May-37	\$ 4,325,000	\$ 71,593.75	\$ 4,325,000.00		\$ -
1-Nov-37	\$ -				\$ -
		\$ 19,043,292.38	\$ 60,780,000.00	\$ 120,000.00	



**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2019B**

Description	FY2025 Adopted Budget	Actual through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Proposed Budget
<b><u>REVENUES:</u></b>					
Special Assessments	\$ 1,554,979	\$ 1,499,656	\$ 55,323	\$ 1,554,979	\$ 1,553,731
Carry Forward Surplus	\$ 505,629	\$ 554,870	\$ -	\$ 554,870	\$ 571,838 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 30,000	\$ 28,309	\$ 5,000	\$ 33,309	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 2,090,608</b>	<b>\$ 2,082,835</b>	<b>\$ 60,323</b>	<b>\$ 2,143,158</b>	<b>\$ 2,155,569</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019B</i></b>					
Interest 11/1	\$ 273,264	\$ 273,264	\$ -	\$ 273,264	\$ 262,956
Special call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 5/1	\$ 273,264	\$ -	\$ 273,056	\$ 273,056	\$ 262,956
Principal - 5/1	\$ 1,010,000	\$ -	\$ 1,010,000	\$ 1,010,000	\$ 1,030,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,556,528</b>	<b>\$ 288,264</b>	<b>\$ 1,283,056</b>	<b>\$ 1,571,320</b>	<b>\$ 1,555,913</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -		\$ -	\$ -	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,556,528</b>	<b>\$ 288,264</b>	<b>\$ 1,283,056</b>	<b>\$ 1,571,320</b>	<b>\$ 1,555,913</b>
<b>EXCESS REVENUES</b>	<b>\$ 534,080</b>	<b>\$ 1,794,571</b>	<b>\$ (1,222,733)</b>	<b>\$ 571,838</b>	<b>\$ 599,656</b>

Interest Payment - 11/1/2026 \$ 252,141

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

# Tolomato Community Development District

## Series 2019B Assessments

### Fiscal Year 2026

	Total ERUs	Total Series 2019B Debt Assigned	Current Unamortized Series 2019B Debt	Total Series 2019B Debt Service Assessments
Totals		\$ 24,360,000	\$ 18,590,000	\$ 1,553,731
Debt Assigned				
St Johns County				
Twenty Mile	883.20	\$ 17,052,434	\$ 13,013,331	\$ 1,078,463
Daniel Park	19.80	\$ 395,723	\$ 301,991	\$ 25,056
The Palms TH	85.60	\$ 1,935,000	\$ 1,476,669	\$ 124,772
Duval County				
Timberland Ridge	59.20	\$ 1,156,843	\$ 882,829	\$ 73,248
The Palms SF	190.50	\$ 3,820,000	\$ 2,915,181	\$ 252,192
<b>Grand Total Debt</b>		<b>\$ 24,360,000</b>	<b>\$ 18,590,000</b>	<b>\$ 1,553,731</b>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<b>\$ 1,553,731</b>

#### 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 11/1/24

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	PREPAYMENTS	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	\$ 273,056.25	\$ 1,010,000.00		\$ 18,590,000.00
1-Nov-25	\$ 18,590,000	\$ 262,956.25			\$ 18,590,000.00
1-May-26	\$ 18,590,000	\$ 262,956.25	\$ 1,030,000.00		\$ 17,560,000.00
1-Nov-26	\$ 17,560,000	\$ 252,141.25	\$ -		\$ 17,560,000.00
1-May-27	\$ 17,560,000	\$ 252,141.25	\$ 1,055,000.00		\$ 16,505,000.00
1-Nov-27	\$ 16,505,000	\$ 240,272.50	\$ -		\$ 16,505,000.00
1-May-28	\$ 16,505,000	\$ 240,272.50	\$ 1,080,000.00		\$ 15,425,000.00
1-Nov-28	\$ 15,425,000	\$ 227,910.00	\$ -		\$ 15,425,000.00
1-May-29	\$ 15,425,000	\$ 227,910.00	\$ 1,105,000.00		\$ 14,320,000.00
1-Nov-29	\$ 14,320,000	\$ 214,650.00			\$ 14,320,000.00
1-May-30	\$ 14,320,000	\$ 214,650.00	\$ 1,140,000.00		\$ 13,180,000.00
1-Nov-30	\$ 13,180,000	\$ 197,550.00	\$ -		\$ 13,180,000.00
1-May-31	\$ 13,180,000	\$ 197,550.00	\$ 1,170,000.00		\$ 12,010,000.00
1-Nov-31	\$ 12,010,000	\$ 180,000.00	\$ -		\$ 12,010,000.00
1-May-32	\$ 12,010,000	\$ 180,000.00	\$ 1,205,000.00		\$ 10,805,000.00
1-Nov-32	\$ 10,805,000	\$ 161,925.00			\$ 10,805,000.00
1-May-33	\$ 10,805,000	\$ 161,925.00	\$ 1,245,000.00		\$ 9,560,000.00
1-Nov-33	\$ 9,560,000	\$ 143,250.00	\$ -		\$ 9,560,000.00
1-May-34	\$ 9,560,000	\$ 143,250.00	\$ 1,275,000.00		\$ 8,285,000.00
1-Nov-34	\$ 8,285,000	\$ 124,125.00	\$ -		\$ 8,285,000.00
1-May-35	\$ 8,285,000	\$ 124,125.00	\$ 1,320,000.00		\$ 6,965,000.00
1-Nov-35	\$ 6,965,000	\$ 104,400.00	\$ -		\$ 6,965,000.00
1-May-36	\$ 6,965,000	\$ 104,400.00	\$ 1,355,000.00		\$ 5,610,000.00
1-Nov-36	\$ 5,610,000	\$ 84,075.00	\$ -		\$ 5,610,000.00
1-May-37	\$ 5,610,000	\$ 84,075.00	\$ 1,400,000.00		\$ 4,210,000.00
1-Nov-37	\$ 4,210,000	\$ 63,075.00			\$ 4,210,000.00
1-May-38	\$ 4,210,000	\$ 63,075.00	\$ 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	\$ -				
		\$ 8,101,060.64	\$ 24,360,000.00		



**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2019C**

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Proposed Budget
<b><u>REVENUES:</u></b>					
Special Assessments	\$ 1,061,614	\$ 1,024,719	\$ 36,895	\$ 1,061,614	\$ 1,061,614
Carry Forward Surplus	\$ 481,259	\$ 507,392	\$ -	\$ 507,392	\$ 535,608 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 30,000	\$ 27,029	\$ 6,000	\$ 33,029	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 1,572,873</b>	<b>\$ 1,559,140</b>	<b>\$ 42,895</b>	<b>\$ 1,602,035</b>	<b>\$ 1,627,222</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019C</i></b>					
Interest 11/1	\$ 258,214	\$ 258,214	\$ -	\$ 258,214	\$ 247,901
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 258,214	\$ -	\$ 258,214	\$ 258,214	\$ 247,901
Principal - 5/1	\$ 550,000	\$ -	\$ 550,000	\$ 550,000	\$ 570,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,066,428</b>	<b>\$ 258,214</b>	<b>\$ 808,214</b>	<b>\$ 1,066,428</b>	<b>\$ 1,065,803</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -	\$ 1	\$ -	\$ 1	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,066,428</b>	<b>\$ 258,213</b>	<b>\$ 808,214</b>	<b>\$ 1,066,427</b>	<b>\$ 1,065,803</b>
<b>EXCESS REVENUES</b>	<b>\$ 506,445</b>	<b>\$ 1,300,927</b>	<b>\$ (765,319)</b>	<b>\$ 535,608</b>	<b>\$ 561,420</b>

Interest Payment - 11/1/2026 \$ 237,214

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

# Tolomato Community Development District

## Series 2019C Assessments

### Fiscal Year 2026

	Total ERUs	Total Series 2019C Debt Assigned	Current Unamortized Series 2019C Debt	Total Series 2019C Debt Service Assessments
Totals		\$ 15,865,000	\$ 11,625,000	\$ 1,061,614
Debt Assigned				
St Johns County				
Twenty Mile	398.80	\$ 6,574,876	\$ 4,817,708	\$ 473,472
Daniel Park	8.70	\$ 151,544	\$ 111,043	\$ 10,944
Oakwood	34.40	\$ 685,936	\$ 502,616	\$ 49,536
Town Center West Residential	130.00	\$ 2,344,957	\$ 1,718,256	\$ 169,340
Pyrotek	17.4	\$ 99,700	\$ 73,055	\$ 7,200
Planet Swim	5	\$ 73,911	\$ 54,158	\$ 5,338
Wheelhouse Storage	7.21	\$ 83,037	\$ 60,845	\$ 5,997
Starling Assisted Living	31.1	\$ 361,796	\$ 265,104	\$ 26,128
Starling Independent Living	78.54	\$ 514,926	\$ 377,309	\$ 37,186
Crosswater School	29.42	\$ 359,804	\$ 263,645	\$ 25,984
K9s For Warriors	26.76	\$ 306,663	\$ 224,706	\$ 22,146
Planet Swim - Tennis	5.45	\$ 80,558	\$ 59,028	\$ 5,818
TC North, LLC	24.91	\$ 587,033	\$ 430,146	\$ 42,395
Truist Bank	2.35	\$ 61,150	\$ 44,807	\$ 4,415
Baptist/YMCA	77.88	\$ 894,685	\$ 655,576	\$ 64,608
Paid Off		\$ 1,145,894	\$ 839,648	\$ -
				\$ -
Duval County				
Timberland Ridge	78.40	\$ 1,345,284	\$ 985,750	\$ 97,152
Amsdell Storage	15.79	\$ 193,246	\$ 141,600	\$ 13,956
Grand Total Debt		<u>\$ 15,865,000</u>	<u>\$ 11,625,000</u>	<u>\$ 1,061,614</u>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<u>\$ 1,061,614</u>

#### 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>	<u>\$ 1,140,000.00</u>	

**Tolomato**  
Community Development District

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

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 2,508,587	\$ 2,427,590	\$ 80,997	\$ 2,508,587	\$ 2,509,059
Bond Proceeds				\$ -	
Carry Forward Surplus	\$ 961,114	\$ 1,038,617	\$ -	\$ 1,038,617	\$ 1,095,308 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 55,000	\$ 49,410	\$ 10,000	\$ 59,410	\$ 55,000
<b>TOTAL REVENUES</b>	<b>\$ 3,524,701</b>	<b>\$ 3,515,617</b>	<b>\$ 90,997</b>	<b>\$ 3,606,614</b>	<b>\$ 3,659,367</b>
<b>EXPENDITURES:</b>					
<b>Series 2018A-1 and 2018A-2</b>					
Interest 11/1	\$ 580,803	\$ 580,803	\$ -	\$ 580,803	\$ 580,504 <sup>(2)</sup>
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 580,803	\$ -	\$ 580,504	\$ 580,504	\$ 580,504 <sup>(2)</sup>
Principal - 5/1	\$ 1,350,000	\$ -	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000 <sup>(2)</sup>
Special call - 5/1	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,511,606</b>	<b>\$ 580,803</b>	<b>\$ 1,930,504</b>	<b>\$ 2,511,307</b>	<b>\$ 2,511,008</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -		\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,511,606</b>	<b>\$ 580,803</b>	<b>\$ 1,930,504</b>	<b>\$ 2,511,307</b>	<b>\$ 2,511,008</b>
<b>EXCESS REVENUES</b>	<b>\$ 1,013,095</b>	<b>\$ 2,934,814</b>	<b>\$ (1,839,507)</b>	<b>\$ 1,095,308</b>	<b>\$ 1,148,359</b>

Interest Payment 11/1/2026 \$ 558,695

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

<sup>(2)</sup> 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 2026

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 35,125,000	\$ 26,181,595	\$ 2,381,645
Debt Assigned				
St Johns County				
Greenleaf CC, LLC (The Learning Experience)	4.70	\$ 130,194	\$ 97,044	\$ 8,830
LB Ponte Vedra, LLC (Chase Bank parcel)	2.51	46,323	34,528	3,142
Waypoint Church	4.08	45,460	33,885	3,083
NTC-Reg, LLC	66.17	1,733,291	1,291,966	117,637
Regency II	3.85	107,837	80,380	7,241
First Coast Energy	3.48	100,196	74,684	6,796
Vystar Credit Union	2.12	60,930	45,416	4,132
Redus One, LLC	118.18	403,684	300,899	27,379
Crosswater Community Church	29.92	-	-	-
Dreamfinders Homes (Willowcove)	40.80	993,079	740,225	67,354
Sandy Ridge North Residential	332.74	14,944,010	11,139,018	1,013,547
David Weekley Office	3.86	47,096	35,105	3,194
TC Development Residential	284.40	10,981,589	8,185,495	744,804
Town Square Office	16.82	271,606	202,451	18,421
TC Park	0.32	8,788	6,550	596
Flagler Health	22.06	286,712	213,711	19,446
AEA Ponte Vedra	5.69	159,284	118,728	10,695
Gate Additional Development Rights	0.83	23,225	17,311	1,622
Watson Realty	3.54	42,455	31,645	2,879
Wen South, LLC	1.70	47,130	35,130	3,197
NTC-Office, LLC (Silverfield)	17.40	212,273	158,225	14,397
NTC Office II	18.88	226,425	168,773	15,357
Pavilion Health	3.77	45,992	34,282	3,119
Kelly Pointe	171.00	3,374,616	2,515,383	228,876
The Link	13.05	159,206	118,670	10,798
Tavernier Professional Office	5.77	70,447	52,510	4,778
CVS	6.99	193,753	144,420	13,141
Hotel	26.52	338,880	252,596	19,507
Dentist	9.28	113,213	84,387	7,678
Paid Off - Trust Partners		-	-	-
<b>Grand Total Debt</b>		<b>\$ 35,167,696</b>	<b>\$ 26,213,420</b>	<b>\$ 2,381,645</b>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<b>\$ 2,381,645</b>

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 2026

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 2,100,000	\$ 1,563,405	\$ 127,414
Debt Assigned				
Waypoint Church	46.92	\$ 387,110	\$ 288,195	\$ 31,660
Diocese of St. Augustine	42.50	\$ -	\$ -	\$ -
Flagler Development	394.87	\$ 1,170,791	\$ 871,629	\$ 95,754
Paid Off JO Park VTC		\$ 275,336		\$ -
Paid Off	34.80	\$ 266,763		\$ -
<b>Grand Total Debt</b>		<b>\$ 2,100,000</b>	<b>\$ 1,159,824</b>	<b>\$ 127,414</b>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<b>\$ 127,414</b>

#### 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 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	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		\$ 5,000.00	\$ 1,876,168.75
05/01/2023	24,795,000	2.500%	\$ 429,931.25	\$ 1,030,000.00	\$ 5,000.00	
11/01/2023	23,760,000		\$ 416,884.38		\$ 5,000.00	\$ 1,876,815.63
05/01/2024	23,755,000	2.625%	\$ 416,790.63	\$ 1,055,000.00	\$ 10,000.00	
11/01/2024	22,690,000		\$ 402,775.00			\$ 1,874,565.63
05/01/2025	22,690,000	2.750%	\$ 402,775.00	\$ 1,085,000.00		
11/01/2025	21,605,000		\$ 387,856.25			\$ 1,875,631.25
05/01/2026	21,605,000	3.000%	\$ 387,856.25	\$ 1,115,000.00		
11/01/2026	20,490,000		\$ 371,131.25			\$ 1,873,987.50
05/01/2027	20,490,000	3.125%	\$ 371,131.25	\$ 1,150,000.00		
11/01/2027	19,340,000		\$ 353,162.50			\$ 1,874,293.75
05/01/2028	19,340,000	3.250%	\$ 353,162.50	\$ 1,190,000.00		
11/01/2028	18,150,000		\$ 333,825.00			\$ 1,876,987.50
05/01/2029	18,150,000	3.500%	\$ 333,825.00	\$ 1,230,000.00		
11/01/2029	16,920,000		\$ 312,300.00			\$ 1,876,125.00
05/01/2030	16,920,000	3.500%	\$ 312,300.00	\$ 1,275,000.00		
11/01/2030	15,645,000		\$ 289,987.50			\$ 1,877,287.50
05/01/2031	15,645,000	3.500%	\$ 289,987.50	\$ 1,320,000.00		
11/01/2031	14,325,000		\$ 266,887.50			\$ 1,876,875.00
05/01/2032	14,325,000	3.500%	\$ 266,887.50	\$ 1,365,000.00		
11/01/2032	12,960,000		\$ 243,000.00			\$ 1,874,887.50
05/01/2033	12,960,000	3.750%	\$ 243,000.00	\$ 1,415,000.00		
11/01/2033	11,545,000		\$ 216,468.75			\$ 1,874,468.75
05/01/2034	11,545,000	3.750%	\$ 216,468.75	\$ 1,470,000.00		
11/01/2034	10,075,000		\$ 188,906.25			\$ 1,875,375.00
05/01/2035	10,075,000	3.750%	\$ 188,906.25	\$ 1,525,000.00		
11/01/2035	8,550,000		\$ 160,312.50			\$ 1,874,218.75
05/01/2036	8,550,000	3.750%	\$ 160,312.50	\$ 1,585,000.00		
11/01/2036	6,965,000		\$ 130,593.75			\$ 1,875,906.25
05/01/2037	6,965,000	3.750%	\$ 130,593.75	\$ 1,645,000.00		
11/01/2037	5,320,000		\$ 99,750.00			\$ 1,875,343.75
05/01/2038	5,320,000	3.750%	\$ 99,750.00	\$ 1,705,000.00		
11/01/2038	3,615,000		\$ 67,781.25			\$ 1,872,531.25
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			\$ 9,853,250.01	\$ 25,780,000.00	\$ 25,000.00	\$ 35,633,250.01

**TOLOMATO**
**COMMUNITY DEVELOPMENT DISTRICT**
**Series 2018A-2, Special Assessment Revenue Bonds**
**Amortization Schedule**  
 Updated 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	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	\$ 5,000.00	
11/01/2024	\$ 6,405,000		\$ 177,728.75			\$ 627,087.50
05/01/2025	\$ 6,405,000	5.200%	\$ 177,728.75	\$ 265,000.00		
11/01/2025	\$ 6,140,000		\$ 170,838.75			\$ 623,567.50
05/01/2026	\$ 6,140,000	5.200%	\$ 170,838.75	\$ 275,000.00		
11/01/2026	\$ 5,865,000		\$ 163,688.75			\$ 624,527.50
05/01/2027	\$ 5,865,000	5.200%	\$ 163,688.75	\$ 290,000.00		
11/01/2027	\$ 5,575,000		\$ 156,148.75			\$ 624,837.50
05/01/2028	\$ 5,575,000	5.200%	\$ 156,148.75	\$ 305,000.00		
11/01/2028	\$ 5,270,000		\$ 148,218.75			\$ 629,367.50
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			\$ 4,367,408.79	\$ 7,115,000.00	\$ 5,000.00	\$ 11,219,471.29



# Tolomato

## Community Development District

## Debt Service Fund

## Series 2018B

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 1,023,813	\$ 986,686	\$ 37,127	\$ 1,023,813	\$ 1,023,816
Carry Forward Surplus	\$ 336,653	\$ 410,221	\$ -	\$ 410,221	\$ 439,510 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 24,000	\$ 22,614	\$ 3,000	\$ 25,614	\$ 24,000
<b>TOTAL REVENUES</b>	<b>\$ 1,384,466</b>	<b>\$ 1,419,521</b>	<b>\$ 40,127</b>	<b>\$ 1,459,648</b>	<b>\$ 1,487,327</b>
<b>EXPENDITURES:</b>					
<i>Series 2018B-1 and Series 2018B-2</i>					
Interest - 11/1	\$ 225,194	\$ 225,194	\$ -	\$ 225,194	\$ 224,944
Interest - 5/1	\$ 225,194	\$ -	\$ 224,944	\$ 224,944	\$ 224,944
Principal - 5/1	\$ 575,000	\$ -	\$ 570,000	\$ 570,000	\$ 570,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,025,388</b>	<b>\$ -</b>	<b>\$ 794,944</b>	<b>\$ 1,020,138</b>	<b>\$ 1,019,888</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -		\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,025,388</b>	<b>\$ -</b>	<b>\$ 794,944</b>	<b>\$ 1,020,138</b>	<b>\$ 1,019,888</b>
<b>EXCESS REVENUES</b>	<b>\$ 359,078</b>	<b>\$ 1,419,521</b>	<b>\$ (754,817)</b>	<b>\$ 439,510</b>	<b>\$ 467,439</b>

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

Interest Payment 11/1/2026 \$ 215,653

### 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 2026

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 2,628,878	1,909,330	\$ 183,929
Debt Assigned				
Twenty Mile Pointe and Island	96.90	\$ 1,565,544	1,137,041	\$ 110,276
Lakeside Phase III (Partial)	27.50	\$ 425,121	308,761	\$ 28,698
NTC East Retail	19.74	\$ 526,495	382,389	\$ 37,086
Gate Petroleum	4.19	\$ 111,717	81,139	\$ 7,869
<b>Grand Total Debt</b>		<b><u>\$ 2,628,878</u></b>	<b><u>\$ 1,909,330</u></b>	<b><u>\$ 183,929</u></b>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<b><u>\$ 183,929</u></b>

## 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 2026

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 12,186,122	8,850,670	\$ 839,887
Debt Assigned				
Brookwood	107.00	\$ 1,859,908	\$ 1,350,835	\$ 131,011
Cypress Trails	307.40	\$ 5,357,613	\$ 3,891,186	\$ 374,893
The Villas	72.00	\$ 1,422,522	\$ 1,033,165	\$ 99,050
Artisan Lakes	202.80	\$ 3,546,079	\$ 2,575,485	\$ 234,933
Grand Total Debt		<u>\$ 12,186,122</u>	<u>\$ 8,850,670</u>	<u>\$ 839,887</u>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<u>\$ 839,887</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 an dannual payments

**TOLOMATO**

COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-1, Special Assessment Revenue Bonds

St Johns and Duval County

Amortization Schedule

updated 5/1/24

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	PREPAYMENTS	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	\$ 370,000		
11/01/2019	\$ 10,215,000		\$ 168,256		\$ 155,000	\$ 710,213
05/01/2020	\$ 10,060,000	2.000%	\$ 164,778	\$ 370,000	\$ 70,000	
11/01/2020	\$ 9,620,000		\$ 160,834			\$ 695,613
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%	\$ 146,956	\$ 405,000	\$ 45,000	
11/01/2024	\$ 8,005,000		\$ 141,391			\$ 693,347
05/01/2025	\$ 8,005,000	2.750%	\$ 141,391	\$ 415,000		
11/01/2025	\$ 7,590,000		\$ 135,684			\$ 692,075
05/01/2026	\$ 7,590,000	3.000%	\$ 135,684	\$ 430,000		
11/01/2026	\$ 7,160,000		\$ 129,234			\$ 694,919
05/01/2027	\$ 7,160,000	3.125%	\$ 129,234	\$ 445,000		
11/01/2027	\$ 6,715,000		\$ 122,281			\$ 696,516
05/01/2028	\$ 6,715,000	3.250%	\$ 122,281	\$ 455,000		
11/01/2028	\$ 6,260,000		\$ 114,888			\$ 692,169
05/01/2029	\$ 6,260,000	3.500%	\$ 114,888	\$ 470,000		
11/01/2029	\$ 5,790,000		\$ 106,663			\$ 691,550
05/01/2030	\$ 5,790,000	3.500%	\$ 106,663	\$ 490,000		
11/01/2030	\$ 5,300,000		\$ 98,088			\$ 694,750
05/01/2031	\$ 5,300,000	3.500%	\$ 98,088	\$ 505,000		
11/01/2031	\$ 4,795,000		\$ 89,250			\$ 692,338
05/01/2032	\$ 4,795,000	3.500%	\$ 89,250	\$ 525,000		
11/01/2032	\$ 4,270,000		\$ 80,063			\$ 694,313
05/01/2033	\$ 4,270,000	3.750%	\$ 80,063	\$ 545,000		
11/01/2033	\$ 3,725,000		\$ 69,844			\$ 694,906
05/01/2034	\$ 3,725,000	3.750%	\$ 69,844	\$ 565,000		
11/01/2034	\$ 3,160,000		\$ 59,250			\$ 694,094
05/01/2035	\$ 3,160,000	3.750%	\$ 59,250	\$ 585,000		
11/01/2035	\$ 2,575,000		\$ 48,281			\$ 692,531
05/01/2036	\$ 2,575,000	3.750%	\$ 48,281	\$ 610,000		
11/01/2036	\$ 1,965,000		\$ 36,844			\$ 695,125
05/01/2037	\$ 1,965,000	3.750%	\$ 36,844	\$ 630,000		
11/01/2037	\$ 1,335,000		\$ 25,031			\$ 691,875
05/01/2038	\$ 1,335,000	3.750%	\$ 25,031	\$ 655,000		
11/01/2038	\$ 680,000		\$ 12,750			\$ 692,781
05/01/2039	\$ 680,000	3.750%	\$ 12,750	\$ 680,000		
11/01/2039	\$ -					
Total			\$ 4,481,107.57	\$ 10,315,000.00	\$ 270,000.00	\$ 14,103,357.57



**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	PREPAYMENTS	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		\$ 105,000.00	\$ 325,000.01
05/01/2022	\$ 3,750,000	4.625%	\$ 95,996.88	\$ 140,000.00		
11/01/2022	\$ 3,610,000		\$ 90,143.75			\$ 326,140.63
05/01/2023	\$ 3,610,000	4.625%	\$ 90,143.75	\$ 140,000.00		
11/01/2023	\$ 3,470,000		\$ 86,906.25			\$ 317,050.00
05/01/2024	\$ 3,470,000	4.625%	\$ 86,906.25	\$ 145,000.00		
11/01/2024	\$ 3,325,000		\$ 83,553.13			\$ 315,459.38
05/01/2025	\$ 3,325,000	4.625%	\$ 83,553.13	\$ 155,000.00		
11/01/2025	\$ 3,170,000		\$ 79,968.75			\$ 318,521.88
05/01/2026	\$ 3,170,000	4.625%	\$ 79,968.75	\$ 160,000.00		
11/01/2026	\$ 3,010,000		\$ 76,268.75			\$ 316,237.50
05/01/2027	\$ 3,010,000	4.625%	\$ 76,268.75	\$ 170,000.00		
11/01/2027	\$ 2,840,000		\$ 72,337.50			\$ 318,606.25
05/01/2028	\$ 2,840,000	4.625%	\$ 72,337.50	\$ 175,000.00		
11/01/2028	\$ 2,665,000		\$ 68,290.63			\$ 315,628.13
05/01/2029	\$ 2,665,000	5.125%	\$ 68,290.63	\$ 185,000.00		
11/01/2029	\$ 2,480,000		\$ 63,550.00			\$ 316,840.63
05/01/2030	\$ 2,480,000	5.125%	\$ 63,550.00	\$ 195,000.00		
11/01/2030	\$ 2,285,000		\$ 58,553.13			\$ 317,103.13
05/01/2031	\$ 2,285,000	5.125%	\$ 58,553.13	\$ 205,000.00		
11/01/2031	\$ 2,080,000		\$ 53,300.00			\$ 316,853.13
05/01/2032	\$ 2,080,000	5.125%	\$ 53,300.00	\$ 215,000.00		
11/01/2032	\$ 1,865,000		\$ 47,790.63			\$ 316,090.63
05/01/2033	\$ 1,865,000	5.125%	\$ 47,790.63	\$ 225,000.00		
11/01/2033	\$ 1,640,000		\$ 42,025.00			\$ 314,815.63
05/01/2034	\$ 1,640,000	5.125%	\$ 42,025.00	\$ 240,000.00		
11/01/2034	\$ 1,400,000		\$ 35,875.00			\$ 317,900.00
05/01/2035	\$ 1,400,000	5.125%	\$ 35,875.00	\$ 250,000.00		
11/01/2035	\$ 1,150,000		\$ 29,468.75			\$ 315,343.75
05/01/2036	\$ 1,150,000	5.125%	\$ 29,468.75	\$ 265,000.00		
11/01/2036	\$ 885,000		\$ 22,678.13			\$ 317,146.88
05/01/2037	\$ 885,000	5.125%	\$ 22,678.13	\$ 280,000.00		
11/01/2037	\$ 605,000		\$ 15,503.13			\$ 318,181.26
05/01/2038	\$ 605,000	5.125%	\$ 15,503.13	\$ 295,000.00		
11/01/2038	\$ 310,000		\$ 7,943.75			\$ 318,446.88
05/01/2039	\$ 310,000	5.125%	\$ 7,943.75	\$ 310,000.00		
11/01/2039	\$ -					
Total			\$ 2,690,045.36	\$ 4,125,000	\$ 105,000	\$ 6,497,101.61

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2018 Expansion**

Description	FY2025 Adopted Budget	Actual Through 3/31/2025	Projected Next 6 Months	Total Projected 9/30/2025	FY2026 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 125,200	\$ 126,068	\$ -	\$ 126,068	\$ 125,200
Bond Proceeds		\$ -		\$ -	
Carry Forward Surplus	\$ 73,076	\$ 68,937	\$ -	\$ 68,937	\$ 75,926 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 2,200	\$ 6,102	\$ 500	\$ 6,602	\$ 2,200
<b>TOTAL REVENUES</b>	<b>\$ 200,476</b>	<b>\$ 201,107</b>	<b>\$ 500</b>	<b>\$ 201,607</b>	<b>\$ 203,326</b>
<b>EXPENDITURES:</b>					
<b>Series 2018 Expansion</b>					
Interest - 11/1	\$ 42,138	\$ 42,138	\$ -	\$ 42,138	\$ 41,268
Interest - 5/1	\$ 42,138	\$ -	\$ 42,138	\$ 42,138	\$ 41,268
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 124,276</b>	<b>\$ -</b>	<b>\$ 82,138</b>	<b>\$ 124,276</b>	<b>\$ 122,535</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (1,406)	\$ -	\$ (1,406)	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 124,276</b>	<b>\$ 1,406</b>	<b>\$ 82,138</b>	<b>\$ 125,682</b>	<b>\$ 122,535</b>
<b>EXCESS REVENUES</b>	<b>\$ 76,199</b>	<b>\$ 199,701</b>	<b>\$ (81,638)</b>	<b>\$ 75,926</b>	<b>\$ 80,791</b>

Interest Payment 11/1/2026 \$ 40,398

<sup>(1)</sup> Carry forward is net of Reserve Fund requirement.

# Tolomato Community Development District

## Series 2018 Expansion St Johns County Asmts

### Fiscal Year 2026

		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	\$ 1,685,000	\$ 125,200
Debt Assigned					
The Colony at Twenty Mile	98.80		\$ 1,930,000	\$ 1,685,000	\$ 125,200
Grand Total Debt			<u>\$ 1,930,000</u>	<u>\$ 1,685,000</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	\$ 3,589,478.51