

*Adopted Budget  
Fiscal Year 2020*

*Tolomato Community  
Development District*

*July 30, 2019*

# Tolomato

## Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b>Revenues</b>						
Prior Year Reserves	\$ 400,000		\$ 95,415	\$ 95,415		
Maintenance Assessments	5,186,329	5,206,338	-	5,206,338	\$ 6,028,874	\$ 6,233,582
Interest Income	55,000	80,448	21,000	101,448	120,000	120,000
Cost Share	35,000	50,294	9,000	59,294	55,000	55,000
Community Cost Share	12,000	9,000	3,000	12,000	12,000	12,000
Administrative Fees	20,000	18,215	2,000	20,215	15,000	15,000
Rental of Facilities	310,000	248,119	50,000	298,119	260,000	260,000
Non-Resident User Fee	3,000	24,000	-	24,000	3,000	3,000
Facility Access Card/Guest Pass Fees	25,000	16,795	8,000	24,795	20,000	20,000
Resident Events & Activities	110,800	75,375	25,000	100,375	100,000	100,000
Fitness & Personal Training Fees	40,000	48,590	3,000	51,590	45,000	45,000
Sponsorship Revenue	70,000	53,500	8,000	61,500	60,000	60,000
Beverages & Taxable Sales Spiash	230,000	247,372	150,000	397,372	350,000	650,000
Beverages & Taxable Sales Spray	650,000	217,782	110,000	327,782	650,000	350,000
Less: Costs of Goods Sold	(418,600)	(198,577)	(130,000)	(328,577)	(500,000)	(500,000)
Summer Camp	85,000	114,504	-	114,504	85,000	85,000
Swim Lessons & Lifeguard Training	40,000	22,146	-	22,146	35,000	35,000
<b>Total Revenues</b>	<b>\$ 6,853,529</b>	<b>\$ 6,233,901</b>	<b>\$ 354,415</b>	<b>\$ 6,588,316</b>	<b>\$ 7,338,874</b>	<b>\$ 7,543,582</b>

# Tolomato

## Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b>Expenditures</b>						
<b>Administrative</b>						
Supervisor Fees	\$ 12,000	\$ 7,400	\$ 3,600	\$ 11,000	\$ 12,000	\$ 12,000
Administrative Wages	179,500	130,775	45,000	175,775	204,885	204,885
Taxes & Benefits	41,285	34,156	8,539	42,694	37,027	37,027
Engineering	20,000	9,205	6,000	15,205	20,000	20,000
Attorney	70,000	22,447	12,000	34,447	70,000	70,000
Dissemination	12,000	13,600	3,400	17,000	12,000	12,000
Annual Audit	16,000	18,000	-	18,000	18,000	18,000
Trustee Fees	80,000	43,436	25,000	68,436	65,000	65,000
Professional Fees	6,000	-	3,000	3,000	3,000	3,000
Arbitrage	2,500	-	2,500	2,500	2,500	2,500
O&M Methodology and Assessment Repor	10,000	-	-	-	-	-
Administration - GMS	164,000	141,418	35,355	176,773	170,000	170,000
GMS Management Fees	57,000	42,750	13,500	56,250	57,000	57,000
Telephone/Internet	52,000	38,590	9,648	48,238	59,000	59,000
Postage	5,000	7,031	1,758	8,789	5,000	5,000
Insurance (E&O Supervisors Liability)	14,000	9,436	2,600	12,036	12,000	12,000
Advertising & Printing	10,000	4,423	1,106	5,528	15,000	15,000
Travel	1,000	235	500	735	1,000	1,000
Legal Advertising	5,000	3,446	500	3,946	3,000	3,000
Other Current Charges	5,000	-	-	-	3,000	3,000
Merchant Charges	26,000	24,934	6,233	31,167	26,000	26,000
Property Taxes	340	9	-	9	340	340
Office Supplies	10,000	10,794	2,700	13,494	10,000	10,000
Repair & Maintenance	6,000	-	-	-	6,000	6,000
Equipment Rental	200	-	-	-	200	200
Dues, Licenses & Subscriptions	6,000	2,516	650	3,166	6,000	6,000
IT Services	35,000	24,360	7,500	31,860	35,000	35,000
Capital Outlay	27,000	-	-	-	15,000	15,000
Miscellaneous	5,000	3,075	1,000	4,075	5,000	5,000
<b>Total Administrative Expenses</b>	<b>\$ 877,825</b>	<b>\$ 592,036</b>	<b>\$ 192,088</b>	<b>\$ 784,124</b>	<b>\$ 872,952</b>	<b>\$ 872,952</b>
<b>Landscaping</b>						
<b>Field</b>						
Insurance	\$ 65,000	\$ 47,178	\$ 11,795	\$ 58,973	\$ 65,000	\$ 65,000
Miscellaneous Field	10,000	10,501	2,625	13,126	12,000	12,000
Contingency	5,000	-	-	-	1,000	1,000
Capital Outlay	10,000	-	5,000	5,000	1,000	1,000
				-		
<b>Employees</b>						
Landscaping Wages	1,083,640	744,245	320,000	1,064,245	1,206,149	1,291,868
Taxes & Benefits	238,401	207,218	89,096	296,314	265,353	284,211
Employee Screening	1,250	235	500	735	1,250	1,250
<b>Job Supplies</b>						
Chemicals, Fertilizer & Seed	185,000	131,905	50,000	181,905	210,000	210,000
Sod, Pinestraw, Mulch & Ground Cover	95,000	58,065	30,000	88,065	105,000	105,000
Direct Supplies	65,000	48,293	15,000	63,293	75,000	75,000
Debris Removal	20,000	3,365	2,500	5,865	20,000	20,000
Fuel	33,000	28,977	9,000	37,977	40,000	40,000

## Tolomato

### Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b>Consultants and Contractors</b>				-		
Safety	3,000	1,000	800	1,800	3,000	3,000
Other Contracted Services	15,000	9,443	6,000	15,443	15,000	15,000
			-	-		
<b>Vehicle Expense</b>				-		
Vehicle Expense	12,000	14,115	5,000	19,115	25,000	25,000
			-	-		
<b>Administrative</b>				-		
Ice/Water	4,500	3,450	2,400	5,850	6,000	6,000
Uniforms	2,500	2,649	800	3,449	2,000	2,000
Utilities	2,200	3,085	850	3,935	5,000	5,000
Telephone	4,000	-	-	-	4,000	4,000
Other Expenses	2,000	3,011	750	3,761	4,000	4,000
<b>Equipment</b>						
Equipment	93,000	77,801	20,000	97,801	56,000	56,000
Equipment Repair	25,000	26,072	7,500	33,572	40,000	40,000
Rental - Equipment	15,000	8,781	4,000	12,781	20,000	20,000
Rental - Other	12,000	13,400	3,350	16,750	18,000	18,000
<b>Landscaping Reserve</b>					100,000	100,000
<b>Total Landscaping Exp</b>	<b>\$ 2,001,491</b>	<b>\$ 1,442,788</b>	<b>\$ 586,966</b>	<b>\$ 2,029,755</b>	<b>\$ 2,299,752</b>	<b>\$ 2,404,329</b>

### Roadway

Plant Replacement & Annuals	\$ 15,000	\$ 11,037	\$ 2,759	\$ 13,797	\$ 20,000	\$ 20,000
Replacements From Uninsured Damage	7,500	-	2,500	2,500	7,500	7,500
Lighting Replacements & Gen. Maint.	30,000	15,261	6,000	21,261	30,000	30,000
Lighting - FPL Maintenance	78,000	57,676	18,000	75,676	85,000	85,000
Lighting - FPL Capital	107,720	80,793	25,000	105,793	125,000	125,000
Utilities - FPL & JEA	227,000	147,620	45,000	192,620	230,000	230,000
Irrigation Repairs	35,000	10,016	4,000	14,016	35,000	35,000
Repairs - Hardscape	20,000	856	600	1,456	20,000	20,000
Pump Maintenance	50,000	34,485	16,000	50,485	60,000	60,000
Reclaim Water	115,000	70,315	28,000	98,315	130,000	130,000
Pond Maintenance (Water Quality)	70,000	48,623	18,000	66,623	90,000	90,000
Signage Repair & Replacement	10,000	7,584	3,000	10,584	12,000	12,000
<b>Total Roadway Expenses</b>	<b>\$ 765,220</b>	<b>\$ 484,266</b>	<b>\$ 168,859</b>	<b>\$ 653,125</b>	<b>\$ 844,500</b>	<b>\$ 844,500</b>

### Environmental

Greenway Monitoring & Maint	\$ 5,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 6,000	\$ 6,000
CR210 Creation Area Monitoring & Maint	15,000	15,000	3,000	18,000	18,000	18,000
Gopher Tortoise Area Monitoring & Maint.	5,000	4,500	2,000	6,500	6,500	6,500
Crosstown Dr. /Greenway U.E. Mon. & Mai	6,000	1,000	6,000	7,000	6,000	6,000
Racetrack Rd. Monitoring & Maint.	15,000	20,767	-	20,767	21,000	21,000
<b>Total Environmental Expenses</b>	<b>\$ 46,000</b>	<b>\$ 45,267</b>	<b>\$ 13,000</b>	<b>\$ 58,267</b>	<b>\$ 57,500</b>	<b>\$ 57,500</b>

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

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b><u>Maintenance</u></b>						
Maintenance Staff	\$ 140,000	\$ 105,870	\$ 48,000	\$ 153,870	\$ 190,000	\$ 190,000
Operations & Support Staff	122,640	84,283	30,000	114,283	130,000	155,000
Taxes & Benefits	56,122	43,573	17,873	61,446	60,000	65,000
Contracted Services	200,000	77,730	20,000	97,730	20,000	20,000
Supplies	40,000	9,630	8,000	17,630	22,000	22,000
Other Expenses	5,000	10,615	2,500	13,115	5,000	5,000
Equipment	10,000	712	3,000	3,712	10,000	10,000
<b>Total Maintenance Expenses</b>	<b>\$ 573,762</b>	<b>\$ 332,413</b>	<b>\$ 129,373</b>	<b>\$ 461,787</b>	<b>\$ 437,000</b>	<b>\$ 467,000</b>

**Facility Rentals**

General Supplies	\$ 10,000	\$ 6,268	\$ 2,500	\$ 8,768	\$ 10,000	\$ 10,000
Repairs & Maintenance	15,000	12,105	6,000	18,105	15,000	15,000
Elevator	6,000	-	3,000	3,000	6,000	6,000
Advertising & Printing	200	231	100	331	200	200
Other Expenses	1,000	-	-	-	1,000	1,000
Capital Outlay	10,000	-	6,000	6,000	10,000	10,000
<b>Total Facility Rentals Expenses</b>	<b>\$ 42,200</b>	<b>\$ 18,603</b>	<b>\$ 17,600</b>	<b>\$ 36,203</b>	<b>\$ 42,200</b>	<b>\$ 42,200</b>

**Recreation & Events**

Recreation Staff Wages	\$ 69,528	\$ 50,931	\$ 12,733	\$ 63,663	\$ 72,000	\$ 72,000
Fitness Club Staff	51,400	51,896	22,000	73,896	68,200	78,800
Camp Counselors	67,000	19,665	48,000	67,665	67,000	67,000
Events Staff	70,000	56,871	22,000	78,871	80,000	80,000
Taxes & Benefits	56,744	30,018	17,528	47,546	63,184	65,516
Special Events & Activities	150,000	128,226	30,000	158,226	160,000	160,000
Utilities - Fitness Ctr, Noc Rm & Admin	10,000	6,020	2,000	8,020	10,000	10,000
Refuse Service	8,000	11,858	3,000	14,858	10,000	10,000
General Supplies	18,000	8,994	2,500	11,494	18,000	18,000
Elevator	-	5,247	1,000	6,247	-	6,000
Fitness Equipment Maintenance	30,000	14,384	6,000	20,384	20,000	20,000
Other Expense	2,000	408	500	908	2,000	2,000
Cable	2,500	1,366	400	1,766	2,000	2,000
Advertising & Printing	500	2,006	500	2,506	1,000	1,000
General Maintenance	2,000	3,637	3,000	6,637	7,000	7,000
Recreation Equipment	25,000	5,756	20,000	25,756	25,000	25,000
<b>Total Recreation &amp; Events Expenses</b>	<b>\$ 562,672</b>	<b>\$ 397,281</b>	<b>\$ 191,161</b>	<b>\$ 588,442</b>	<b>\$ 605,384</b>	<b>\$ 624,316</b>

# Tolomato

## Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b><u>Splash Waterpark and Swim Club</u></b>						
Wages						
Waterpark Management	\$ 183,536	\$ 150,319	\$ 41,000	\$ 191,319	\$ 191,000	\$ 191,000
Park Services	41,184.0	21,761	24,000	45,761	42,000	48,000
Pool Tech	39,886.0	49,745	22,000	71,745	46,000	46,000
Pool Attendants	232,925.0	137,285	92,000	229,285	260,000	283,500
Zip Line Staff	32,558	14,459	12,000	26,459	35,000	35,000
Bar Services	19,580	31,879	12,000	43,879	-	-
Taxes & Benefits	114,930	79,812	39,960	119,773	143,214	150,274
Employee Screening	2,000	2,403	250	2,653	2,000	2,000
Advertising & Printing	6,000	13,979	3,000	16,979	14,000	14,000
Dues & Subscriptions	2,500	2,260	-	2,260	2,800	2,800
Insurance	60,000	43,808	15,000	58,808	58,000	58,000
Licenses & Permits	6,500	6,222	1,500	7,722	7,500	7,500
Pest Control	11,000	4,714	6,000	10,714	14,000	14,000
Professional Fees	1,500	-	-	-	1,500	1,500
Computer Services (Access Control Sys)	9,000	8,114	3,000	11,114	10,000	10,000
Rental Expense	4,000	6,771	3,800	10,571	11,000	11,000
Repairs & Maintenance	110,000	89,616	15,000	104,616	110,000	110,000
Pool Chemicals	60,000	48,644	21,000	69,644	65,000	65,000
General Supplies	45,000	35,856	15,000	50,856	45,000	45,000
Training & Education	5,000	4,915	1,000	5,915	5,000	5,000
Travel & Meetings	2,500	316	250	566	1,000	1,000
Uniforms	13,000	4,885	3,000	7,885	10,000	10,000
Utilities	137,000	89,910	32,000	121,910	140,000	140,000
Fuel	5,000	5,679	2,500	8,179	7,000	7,000
Capital Outlay	30,000	31,254	8,000	39,254	20,000	20,000
Other Expenses	3,000	870	300	1,170	2,000	2,000
<b>Total Splash Waterpark Expenses</b>	<b>\$ 1,177,599</b>	<b>\$ 885,478</b>	<b>\$ 373,560</b>	<b>\$ 1,259,038</b>	<b>\$ 1,243,014</b>	<b>\$ 1,279,574</b>
<b><u>Greenleaf Amenity</u></b>						
Utilities	\$ 3,000	\$ 2,053	\$ 500	\$ 2,553	\$ 3,000	\$ 3,000
Supplies	\$ 1,000	318	200	518	\$ 1,000	\$ 1,000
Repairs & Maintenance	8,000	4,443	3,000	7,443	8,000	8,000
Insurance	5,000	3,370	1,300	4,670	4,500	4,500
Other Expenses	2,000	0	2,000	2,000	2,000	2,000
<b>Total Greenleaf Amenity Expenses</b>	<b>\$ 19,000</b>	<b>\$ 10,183</b>	<b>\$ 7,000</b>	<b>\$ 17,183</b>	<b>\$ 18,500</b>	<b>\$ 18,500</b>

## Tolomato

### Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b><u>Cypress Trail Amenity</u></b>						
Pool Attendants	\$ 16,480	\$ 1,427	\$ 4,000	\$ 5,427	\$ 16,480	\$ 16,480
Taxes & Benefits	2,000	248	800	1,048	2,000	2,000
Pool Chemicals	12,000	7,843	4,500	12,343	12,000	12,000
Utilities	20,000	12,637	5,000	17,637	17,000	17,000
Supplies	5,000	603	500	1,103	5,000	5,000
Repairs & Maintenance	5,000	14,546	6,000	20,546	10,000	10,000
Insurance	5,000	3,370	1,200	4,570	4,500	4,500
Other Expenses	5,500	0	2,000	2,000	2,000	2,000
<b>Total Cypress Trail Amenity Expenses</b>	<b>\$ 70,980</b>	<b>\$ 40,673</b>	<b>\$ 24,000</b>	<b>\$ 64,673</b>	<b>\$ 68,980</b>	<b>\$ 68,980</b>
<b><u>Twenty Mile Amenity</u></b>						
Pool Attendants	\$ 16,480	\$ 2,635	\$ 8,000	10,635	\$ 16,480	\$ 16,480
Taxes & Benefits	2,000	341	1,400	1,741	2,000	2,000
Pool Chemicals	12,000	7,933	5,800	13,733	12,000	12,000
Utilities	25,000	14,355	5,000	19,355	25,000	25,000
Supplies	3,000	801	1,700	2,501	5,000	5,000
Repairs & Maintenance	10,000	18,631	5,000	23,631	15,000	15,000
Insurance	5,000	3,370	1,200	4,570	4,500	4,500
Other Expenses	5,500	0	2,000	2,000	2,000	2,000
<b>Total Twenty Mile Amenity Expenses</b>	<b>\$ 78,980</b>	<b>\$ 48,064</b>	<b>\$ 30,100</b>	<b>\$ 78,164</b>	<b>\$ 81,980</b>	<b>\$ 81,980</b>
<b><u>Media</u></b>						
Media Staff	\$ 35,000	\$ 20,624	\$ 8,000	\$ 28,624	\$ 35,000	\$ 35,000
Taxes & Benefits	5,000	1,932	1,200	3,132	5,000	5,000
Supplies	9,000	3,273	1,800	5,073	9,000	9,000
Repairs & Maintenance	3,000	201	200	401	100	100
Equipment	6,000	2,478	1,500	3,978	5,000	5,000
<b>Total Media Expenses</b>	<b>\$ 58,000</b>	<b>\$ 28,508</b>	<b>\$ 12,700</b>	<b>\$ 41,208</b>	<b>\$ 54,100</b>	<b>\$ 54,100</b>
<b><u>Spray Park</u></b>						
<b>Wages</b>						
Operations & Support Staff	\$ 45,000	\$ -	\$ 20,000	\$ 20,000	\$ 45,000	\$ 45,000
Pool Attendants	135,000	34,822	\$ 35,000	69,822	155,000	155,000
Taxes & Benefits	45,000	3,293	\$ 13,750	17,043	44,000	44,000
Employee Screening	500	-	\$ 350	350	500	500
Advertising & Printing	500	-	\$ 200	200	200	200
Insurance	15,000	9,539	\$ 6,000	15,539	16,000	16,000
Licenses & Permits	2,500	691	\$ 2,000	2,691	2,500	2,500
Pest Control	800	588	\$ 1,500	2,088	2,500	2,500
Rental Expense	1,000	-	\$ 1,000	1,000	1,000	1,000
Repairs & Maintenance	5,000	1,439	\$ 2,000	3,439	10,000	10,000
Pool Chemicals	20,000	12,248	\$ 11,000	23,248	20,000	20,000
General Supplies	10,000	18,149	\$ 5,500	23,649	22,000	22,000
Training & Education	1,000	-	\$ 500	500	500	500
Utilities	40,000	36,628	\$ 20,000	56,628	40,000	40,000
Capital Outlay	10,000	19,523	\$ -	19,523	7,000	7,000
Other Expenses	3,000	-	\$ 2,000	2,000	1,000	1,000
<b>Total Spray Park Expenses</b>	<b>\$ 334,300</b>	<b>\$ 136,919</b>	<b>\$ 120,800</b>	<b>\$ 257,719</b>	<b>\$ 367,200</b>	<b>\$ 367,200</b>

# Tolomato

## Community Development District

Description	Adopted Budget FY19	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Approved Budget FY20	Adopted Budget FY20
<b>Food &amp; Beverage</b>						
Wages						
Food Management	\$ 45,000	\$ 21,154	\$ 12,000	\$ 33,154	\$ 60,000	\$ 60,000
Bar Staff	35,000	24,664	17,000	41,664	63,000	75,000
Food Staff	80,000	66,868	40,000	106,868	120,000	120,000
Taxes & Benefits	40,000	11,849	7,255	19,104	53,460	56,100
Employee Screening	1,000	-	500	500	1,000	1,000
Advertising & Printing	750	-	200	200	750	750
Dues & Subscriptions	500	-	100	100	500	500
Insurance	15,000	10,645	6,800	17,445	17,500	17,500
Licenses & Permits	1,750	418	600	1,018	1,100	1,100
Pest Control	500	-	500	500	500	500
Computer Services	1,000	-	1,000	1,000	1,000	1,000
Rental Expense	3,000	92	2,500	2,592	1,000	1,000
General Maintenance	5,000	2,389	3,800	6,189	5,000	5,000
General Supplies	10,000	20,294	8,000	28,294	15,000	15,000
Training & Education	2,000	907	500	1,407	2,000	2,000
Uniforms	2,000	1,305	1,000	2,305	2,000	2,000
Other Expense	3,000	88	2,000	2,088	2,000	2,000
<b>Total Food &amp; Beverage Expenses</b>	<b>\$ 245,500</b>	<b>\$ 160,674</b>	<b>\$ 103,755</b>	<b>\$ 258,629</b>	<b>\$ 345,810</b>	<b>\$ 360,450</b>
<b>Total Expenditures</b>	<b>\$ 6,853,529</b>	<b>\$ 4,623,152</b>	<b>\$ 1,970,962</b>	<b>\$ 6,588,315</b>	<b>\$ 7,338,874</b>	<b>\$ 7,543,582</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 1,610,748</b>	<b>\$ (1,616,547)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>



**Tolomato**  
**Community Development District**  
BUDGET  
Fiscal Year 2020

**REVENUES:**

*Prior Year Reserves*

In FY 2019 the District had budgeted funds from prior year reserves to pay for certain expenditures primarily associated with refurbishment projects. No prior years reserves are budgeted for FY 2020.

*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. The proposed budget reflects an increase in rates for FY 2020.

*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.

*Community Cost Share*

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

*Administrative Fees*

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

*Rental of Facilities*

The Nocatee Room at Crosswater Hall is available for rental to both resident and non-resident groups. The waterpark Cabana and event lawn, Greenleaf Pavilion,

**Tolomato**  
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Cypress Park pavilion, Twenty Mile Park pavilion, Twenty Mile Post pavilion and other District accessories are 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 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 as well.

*Fitness and Personal Training Fees*

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

*Sponsorship Revenues*

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

*Beverages and Taxable Sales – Splash Park*

The District sells Food and beverages at the Splash waterpark as well as during certain District events.

*Food Beverages and Taxable Sales – Spray Park*

The District sells Food and beverages at the Spray waterpark as well as during certain District events at the waterpark and adjacent Nocatee Station Field.

*Cost of Sales*

Direct cost of the food and beverages sold at the Splash and Spray waterparks.

*Summer Camp*

The District will receive revenues from kids summer camp.

*Swim Lessons & Lifeguard Training*

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

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**EXPENDITURES:**

**Administrative:**

Supervisor Fees

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

Administrative Wages

Wages for Resident Services staff members.

Taxes & Benefits

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

Engineering Fees

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

Attorney

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

Dissemination Fees

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

Annual Audit

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

Trustee Fees

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

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*Professional Fees*

Fees paid for outside professional services and consultations on matters such as reserve studies.

*Arbitrage*

The District is required to annually calculate arbitrage rebate on the District's Series A Special Assessment Bonds,

*O&M Methodology and Assessment Reports*

The District may contract for the calculation of the operations and maintenance assessment methodology when there is a change in rates. There may also be various reports relating to the calculation and assignment of debt for the various bond issues.

*Administration – GMS*

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

*GMS Management Fees*

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

*Telephone/Internet*

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

*Postage*

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

*Insurance*

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

*Advertising & Printing*

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

*Travel*

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

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*Legal Advertising*

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

*Other Current Charges*

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

*Merchant Charges*

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

*Property Taxes*

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

*Office Supplies*

Represents various office supplies purchased for the District.

*Repair & Maintenance*

For the maintenance of equipment used for office and administrative purposes

*Equipment Rental*

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

*Dues, Licenses & Subscriptions*

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

*IT Services*

Expenditures for hosting of the District website and other IT service costs, including an annual service agreement.

*Capital Outlay*

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

*Miscellaneous*

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

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**Landscaping:**

Insurance

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

Miscellaneous Field

Other field related expenditures.

Contingency

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

Capital Outlay

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

Landscaping Wages

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

Taxes and Benefits

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

Employee Screening

Costs for pre-employment screening.

Chemicals, Fertilizer & Seed

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

Sod, Pine straw, Mulch & Ground Cover

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

Direct Supplies

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

**Tolomato**  
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Debris Removal

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

Fuel

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

Safety Consultants

Costs for staff training on safety issues.

Other Contracted Services

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

Vehicle Expense

Costs to operate District vehicles for District purposes.

Ice/Water

Ice and water service for District landscape staff.

Uniforms

Shirts for landscape staff for safety and identification purposes

Utilities

Electric and water expenses for the landscape office trailer.

Telephone

Cell phones for landscape supervisors and manager for worksite communications.

Other Administrative Expenses

Miscellaneous costs related to the administration of the landscape office.

Equipment

Represents and capital expenditures the District may need to make during the Fiscal Year. This may include equipment needed for a new crew. Equipment may include one heavy duty Pro Gator Utility Vehicle, two John Deere Utility vehicles, three mowers, two-cycle equipment such as weed eaters and blowers, one Buffalo Blower and one Dump Trailer.

**Tolomato**  
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*Equipment Repair*

Costs for the repair and maintenance of District landscape equipment.

*Rental - Equipment*

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

*Rental - Other*

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

*Landscaping Reserve*

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 landscaping due to hurricanes or similar major event..

**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 cost associated related to entrance way lighting.

*Lighting - FPL Maintenance*

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

*Lighting - FPL Capital*

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

*Utilities FPL & JEA*

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



**Tolomato**  
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*Irrigation Repair*

Repairs and maintenance to the District's irrigation system.

*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.

*Pond Maintenance (Water Quality)*

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

*Signage Repair and Replacement*

Annual renovation/replacement costs for District signs.

**Environmental**

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

**Maintenance**

Represents costs for specific District staff to repair and assist in maintaining District assets such as parks and common areas.

**Facility Rentals**

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

**Tolomato**  
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**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 kids summer camp. Costs are for classes and camps are offset by related revenues.

**Splash Waterpark and Swim Club**

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

**Greenleaf Amenity**

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

**Cypress Trails Amenity**

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

**Twenty Mile Amenity**

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

**Media**

The District maintains various methods of communication to residents. 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 related services.

**Food & Beverage**

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

# Tolomato Community Development District

## General Fund Assessments

### Fiscal Year 2020

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 2020 Assessment Per Unit St Johns County	FY 2020 Assessment Per Unit Duval County	Total General Fund Assessments
SF 40	1,451	-	-	-	0.90	1,306	\$ 544.60	\$ 553.43	\$ 790,210
SF 50	2,379	511	-	-	1.00	2,379	605.10	614.92	1,753,763
SF 60	1,506	343	-	-	1.10	1,657	665.62	676.42	1,234,438
SF 70	1,466	50	-	-	1.20	1,759	726.13	737.90	1,101,400
SF 80	419	-	-	-	1.30	545	786.64	799.39	329,600
SF 90	28	-	-	-	1.40	39	847.15	860.89	23,720
SF 100	187	-	-	-	1.50	281	907.66	922.38	169,733
Subtotal	7,436	904	-	-	-	7,965	-	-	5,402,864
<u>Multifamily Products</u>									
Townhouses	522	90	-	-	0.80	418	484.09	491.94	296,970
Condos	284	0	-	-	0.80	227	423.57	430.44	120,294
Apartments	244	175	-	-	0.60	146	363.06	368.95	153,153
Subtotal	1,050	265	-	-	-	791	-	-	570,417
<u>Non-Residential Products</u>									
Professional & Corporate Office	394	0	-	-	0.59	230	353.98	359.72	139,455
Commercial/Retail	284	36	-	-	0.47	133	284.40	289.01	90,944
Assisted Living	78	0	-	-	0.40	31	242.04	245.97	18,821
Senior Independent Living	175	0	-	-	0.45	79	272.29	276.71	47,523
Recreation	6	0	-	-	1.80	10	1,089.19	1,106.85	6,328
Self-Storage	48	100	-	-	0.15	7	90.77	92.24	13,589
Hotel (rooms)	0	0	-	-	0.26	-	-	-	-
Churches	88	88	-	-	0.34	30	205.74	209.08	36,446
Schools	0	0	-	-	0.87	-	-	-	-
Club Houses	69	15	-	-	0.94	65	565.77	574.94	47,775
Non-MDP Acres	-	-	896	92	0.45	403	272.29	276.71	269,495
Subtotal	1,141	238	896	92	-	586	-	-	670,377
Total	9,627	1,407	896	92	-	9,342	-	-	6,643,658

Less Collections & Discounts St Johns County 6% (352,784)  
Less Collections & Discounts Duval County 7.5% (57,293)  
Net Assessments \$ 6,233,582

**Tolomato**  
Community Development District

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

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b><u>REVENUES:</u></b>					
Special Assessments		\$ -	\$ -	\$ -	\$ 4,414,972
Bond Proceeds		\$ 1,380,553		\$ 1,380,553	
Carry Forward Surplus		\$ (1,380,553)	\$ -	\$ (1,380,553)	\$ 603,566 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income		\$ -	\$ -	\$ -	\$ 22,000
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,040,538</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019A</i></b>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ 603,566
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 833,268
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 2,680,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,116,834</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)		\$ 603,566	\$ -	\$ 603,566	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (603,566)</b>	<b>\$ -</b>	<b>\$ (603,566)</b>	<b>\$ 4,116,834</b>
<b>EXCESS REVENUES</b>	<b>\$ -</b>	<b>\$ 603,566</b>	<b>\$ -</b>	<b>\$ 603,566</b>	<b>\$ 923,704</b>

Interest Payment - 11/1/2020 \$ 852,305

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

# Tolomato Community Development District

## Series 2019A Assessments - St Johns County

### Fiscal Year 2020

	Total ERUs	Total Series 2019A Debt Assigned	Current Unamortized Series 2019A Debt	Total Series 2019A Debt Service Assessments
Totals		\$ 60,900,000	\$ 60,900,000	\$ 4,418,060
Debt Assigned				
St Johns County				
Austin Park	129.40	\$ 2,006,681	\$ 2,006,681	\$ 145,577
Coastal Oaks	1,047.40	\$ 19,214,848	\$ 19,214,848	\$ 1,393,963
Del Webb Ponte Vedra	1,464.10	\$ 29,563,642	\$ 29,563,642	\$ 2,144,728
Willowcove	436.20	\$ 8,008,736	\$ 8,008,736	\$ 581,003
Tidewater	79.20	\$ 2,106,093	\$ 2,106,093	\$ 152,789
Grand Total Debt		<u>\$ 60,900,000</u>	<u>\$ 60,900,000</u>	<u>\$ 4,418,060</u>
		Estimated shortfall due to accumulated paydowns/payoffs		\$ (3,088.00)
		Adjusted Assessments		<u>\$ 4,414,972</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 7/26/19

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
28-Jun-19	60,900,000.00			\$ 60,900,000.00
1-Nov-19	\$ 60,900,000	\$ 603,566.13	\$ -	\$ 60,900,000.00
1-May-20	\$ 60,900,000	\$ 833,267.50	\$ 2,680,000.00	\$ 58,220,000.00
1-Nov-20	\$ 58,220,000	\$ 852,305.00		\$ 58,220,000.00
1-May-21	\$ 58,220,000	\$ 852,305.00	\$ 2,740,000.00	\$ 55,480,000.00
1-Nov-21	\$ 55,480,000	\$ 820,630.00	\$ -	\$ 55,480,000.00
1-May-22	\$ 55,480,000	\$ 820,630.00	\$ 2,805,000.00	\$ 52,675,000.00
1-Nov-22	\$ 52,675,000	\$ 788,117.50		\$ 52,675,000.00
1-May-23	\$ 52,675,000	\$ 788,117.50	\$ 2,870,000.00	\$ 49,805,000.00
1-Nov-23	\$ 49,805,000	\$ 754,805.00		\$ 49,805,000.00
1-May-24	\$ 49,805,000	\$ 754,805.00	\$ 2,935,000.00	\$ 46,870,000.00
1-Nov-24	\$ 46,870,000	\$ 720,692.50		\$ 46,870,000.00
1-May-25	\$ 46,870,000	\$ 720,692.50	\$ 3,010,000.00	\$ 43,860,000.00
1-Nov-25	\$ 43,860,000	\$ 683,312.50		\$ 43,860,000.00
1-May-26	\$ 43,860,000	\$ 683,312.50	\$ 3,085,000.00	\$ 40,775,000.00
1-Nov-26	\$ 40,775,000	\$ 644,626.25	\$ -	\$ 40,775,000.00
1-May-27	\$ 40,775,000	\$ 644,626.25	\$ 3,165,000.00	\$ 37,610,000.00
1-Nov-27	\$ 37,610,000	\$ 603,300.00	\$ -	\$ 37,610,000.00
1-May-28	\$ 37,610,000	\$ 603,300.00	\$ 3,250,000.00	\$ 34,360,000.00
1-Nov-28	\$ 34,360,000	\$ 558,935.00	\$ -	\$ 34,360,000.00
1-May-29	\$ 34,360,000	\$ 558,935.00	\$ 3,340,000.00	\$ 31,020,000.00
1-Nov-29	\$ 31,020,000	\$ 511,987.50		\$ 31,020,000.00
1-May-30	\$ 31,020,000	\$ 511,987.50	\$ 3,445,000.00	\$ 27,575,000.00
1-Nov-30	\$ 27,575,000	\$ 455,312.50	\$ -	\$ 27,575,000.00
1-May-31	\$ 27,575,000	\$ 455,312.50	\$ 3,560,000.00	\$ 24,015,000.00
1-Nov-31	\$ 24,015,000	\$ 396,693.75	\$ -	\$ 24,015,000.00
1-May-32	\$ 24,015,000	\$ 396,693.75	\$ 3,680,000.00	\$ 20,335,000.00
1-Nov-32	\$ 20,335,000	\$ 336,056.25		\$ 20,335,000.00
1-May-33	\$ 20,335,000	\$ 336,056.25	\$ 3,805,000.00	\$ 16,530,000.00
1-Nov-33	\$ 16,530,000	\$ 273,293.75	\$ -	\$ 16,530,000.00
1-May-34	\$ 16,530,000	\$ 273,293.75	\$ 3,930,000.00	\$ 12,600,000.00
1-Nov-34	\$ 12,600,000	\$ 208,406.25	\$ -	\$ 12,600,000.00
1-May-35	\$ 12,600,000	\$ 208,406.25	\$ 4,060,000.00	\$ 8,540,000.00
1-Nov-35	\$ 8,540,000	\$ 141,318.75	\$ -	\$ 8,540,000.00
1-May-36	\$ 8,540,000	\$ 141,318.75	\$ 4,200,000.00	\$ 4,340,000.00
1-Nov-36	\$ 4,340,000	\$ 71,850.00	\$ -	\$ 4,340,000.00
1-May-37	\$ 4,340,000	\$ 71,850.00	\$ 4,340,000.00	\$ -
1-Nov-37				\$ -
		\$ 19,080,118.63	\$ 60,900,000.00	

**Tolomato**  
Community Development District

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

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b><u>REVENUES:</u></b>					
Special Assessments		\$ -	\$ -	\$ -	\$ 1,554,979
Bond Proceeds		\$ 388,125		\$ 388,125	
Carry Forward Surplus		\$ (388,125)	\$ -	\$ (388,125)	\$ 219,257 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income		\$ -	\$ -	\$ -	\$ 8,000
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,782,236</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019B</i></b>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ 219,257
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 320,864
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 910,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,450,121</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)		\$ 219,257	\$ -	\$ 219,257	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (219,257)</b>	<b>\$ -</b>	<b>\$ (219,257)</b>	<b>\$ 1,450,121</b>
<b>EXCESS REVENUES</b>	<b>\$ -</b>	<b>\$ 219,257</b>	<b>\$ -</b>	<b>\$ 219,257</b>	<b>\$ 332,115</b>

Interest Payment - 11/1/2020 \$ 311,764

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

# Tolomato Community Development District

## Series 2019B Assessments

### Fiscal Year 2020

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

#### Series 2019B

Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2018 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 2019B, Special Assessment Revenue Bonds**
**Amortization Schedule**

updated 7/26/19

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

**Tolomato**  
Community Development District

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

<b>Description</b>	<b>FY2019 Adopted Budget</b>	<b>Actual through Thru 6/30/19</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/2019</b>	<b>FY2020 Adopted Budget</b>
<b><u>REVENUES:</u></b>					
Special Assessments		\$ -	\$ -	\$ -	\$ 1,147,717
Bond Proceeds		\$ 572,734		\$ 572,734	
Carry Forward Surplus		\$ (572,734)	\$ -	\$ (572,734)	\$ 222,660 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income		\$ -	\$ -	\$ -	\$ 6,000
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 1,376,377</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2019C</i></b>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ 222,660
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 325,844
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,048,504</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)		\$ 222,660	\$ -	\$ 222,660	\$ -
Discount on Bond Purchase	\$ -		\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (222,660)</b>	<b>\$ -</b>	<b>\$ (222,660)</b>	<b>\$ 1,048,504</b>
<b>EXCESS REVENUES</b>	<b>\$ -</b>	<b>\$ 222,660</b>	<b>\$ -</b>	<b>\$ 222,660</b>	<b>\$ 327,874</b>

Interest Payment - 11/1/2020 \$ 317,219

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

# Tolomato Community Development District

## Series 2019C Assessments

### Fiscal Year 2020

	Total ERUs	Total Series 2019C Debt Assigned	Current Unamortized Series 2019C Debt	Total Series 2019C Debt Service Assessments
Totals		\$ 15,865,000	\$ 15,865,000	\$ 1,145,717
Debt Assigned				
St Johns County				
Twenty Mile	398.80	\$ 6,574,876	\$ 6,574,876	\$ 474,816
Daniel Park	8.70	\$ 151,544	\$ 151,544	\$ 10,944
Oakwood	34.40	\$ 685,936	\$ 685,936	\$ 49,536
Pyrotek	17.4	\$ 99,700	\$ 99,700	\$ 7,200
Planet Swim	5	\$ 73,911	\$ 73,911	\$ 5,338
Wheelhouse Storage	7.21	\$ 83,037	\$ 83,037	\$ 5,997
Starling Assisted Living	31.1	\$ 361,796	\$ 361,796	\$ 26,128
Starling Independent Living	78.54	\$ 514,926	\$ 514,926	\$ 37,186
Crosswater School	11.28	\$ 293,517	\$ 293,517	\$ 21,197
K9s For Warriors	2.71	\$ 31,073	\$ 31,073	\$ 2,244
Planet Swim - Tennis	5.45	\$ 80,558	\$ 80,558	\$ 5,818
Baptist II	23.2	\$ 265,867	\$ 265,867	\$ 19,200
Skinner Joint Venture	24.91	\$ 648,183	\$ 648,183	\$ 48,810
Unassigned	93.18	\$ 4,461,546	\$ 4,461,546	\$ 322,195
Duval County				
Timberland Ridge	78.40	\$ 1,345,284	\$ 1,345,284	\$ 97,152
Amsdell Storage	15.79	\$ 193,246	\$ 193,246	\$ 13,956
Grand Total Debt		<u>\$ 15,865,000</u>	<u>\$ 15,865,000</u>	<u>\$ 1,147,717</u>
Estimated shortfall due to accumulated paydowns/payoffs				
Adjusted Assessments				<u>\$ 1,147,717</u>

#### Series 2019B

Represents original Series 2012-3, 2007-a and 2007A-1 bonds. These were redeemed in 2018 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 7/26/19

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
28-Jun-19	15,865,000.00			\$ 15,865,000.00
1-Nov-19	\$ 15,865,000.00	\$ 222,659.90	\$ -	\$ 15,865,000.00
1-May-20	\$ 15,865,000.00	\$ 325,843.75	\$ 500,000.00	\$ 15,365,000.00
1-Nov-20	\$ 15,365,000.00	\$ 317,218.75		\$ 15,365,000.00
1-May-21	\$ 15,365,000.00	\$ 317,218.75	\$ 520,000.00	\$ 14,845,000.00
1-Nov-21	\$ 14,845,000.00	\$ 308,248.75	\$ -	\$ 14,845,000.00
1-May-22	\$ 14,845,000.00	\$ 308,248.75	\$ 535,000.00	\$ 14,310,000.00
1-Nov-22	\$ 14,310,000.00	\$ 299,020.00		\$ 14,310,000.00
1-May-23	\$ 14,310,000.00	\$ 299,020.00	\$ 555,000.00	\$ 13,755,000.00
1-Nov-23	\$ 13,755,000.00	\$ 289,446.25		\$ 13,755,000.00
1-May-24	\$ 13,755,000.00	\$ 289,446.25	\$ 575,000.00	\$ 13,180,000.00
1-Nov-24	\$ 13,180,000.00	\$ 279,527.50		\$ 13,180,000.00
1-May-25	\$ 13,180,000.00	\$ 279,527.50	\$ 595,000.00	\$ 12,585,000.00
1-Nov-25	\$ 12,585,000.00	\$ 268,371.25		\$ 12,585,000.00
1-May-26	\$ 12,585,000.00	\$ 268,371.25	\$ 620,000.00	\$ 11,965,000.00
1-Nov-26	\$ 11,965,000.00	\$ 256,746.25	\$ -	\$ 11,965,000.00
1-May-27	\$ 11,965,000.00	\$ 256,746.25	\$ 640,000.00	\$ 11,325,000.00
1-Nov-27	\$ 11,325,000.00	\$ 244,746.25	\$ -	\$ 11,325,000.00
1-May-28	\$ 11,325,000.00	\$ 244,746.25	\$ 665,000.00	\$ 10,660,000.00
1-Nov-28	\$ 10,660,000.00	\$ 232,277.50	\$ -	\$ 10,660,000.00
1-May-29	\$ 10,660,000.00	\$ 232,277.50	\$ 690,000.00	\$ 9,970,000.00
1-Nov-29	\$ 9,970,000.00	\$ 219,340.00		\$ 9,970,000.00
1-May-30	\$ 9,970,000.00	\$ 219,340.00	\$ 720,000.00	\$ 9,250,000.00
1-Nov-30	\$ 9,250,000.00	\$ 203,500.00	\$ -	\$ 9,250,000.00
1-May-31	\$ 9,250,000.00	\$ 203,500.00	\$ 755,000.00	\$ 8,495,000.00
1-Nov-31	\$ 8,495,000.00	\$ 189,890.00	\$ -	\$ 8,495,000.00
1-May-32	\$ 8,495,000.00	\$ 189,890.00	\$ 785,000.00	\$ 7,710,000.00
1-Nov-32	\$ 7,710,000.00	\$ 169,620.00		\$ 7,710,000.00
1-May-33	\$ 7,710,000.00	\$ 169,620.00	\$ 820,000.00	\$ 6,890,000.00
1-Nov-33	\$ 6,890,000.00	\$ 151,580.00	\$ -	\$ 6,890,000.00
1-May-34	\$ 6,890,000.00	\$ 151,580.00	\$ 860,000.00	\$ 6,030,000.00
1-Nov-34	\$ 6,030,000.00	\$ 132,660.00	\$ -	\$ 6,030,000.00
1-May-35	\$ 6,030,000.00	\$ 132,660.00	\$ 895,000.00	\$ 5,135,000.00
1-Nov-35	\$ 5,135,000.00	\$ 112,970.00	\$ -	\$ 5,135,000.00
1-May-36	\$ 5,135,000.00	\$ 112,970.00	\$ 940,000.00	\$ 4,195,000.00
1-Nov-36	\$ 4,195,000.00	\$ 92,290.00	\$ -	\$ 4,195,000.00
1-May-37	\$ 4,195,000.00	\$ 92,290.00	\$ 980,000.00	\$ 3,215,000.00
1-Nov-37	\$ 3,215,000.00	\$ 70,730.00		\$ 3,215,000.00
1-May-38	\$ 3,215,000.00	\$ 70,730.00	\$ 1,025,000.00	\$ 2,190,000.00
1-Nov-38	\$ 2,190,000.00	\$ 48,180.00		\$ 2,190,000.00
1-May-39	\$ 2,190,000.00	\$ 48,180.00	\$ 1,070,000.00	\$ 1,120,000.00
1-Nov-39	\$ 1,120,000.00	\$ 24,640.00		\$ 1,120,000.00
1-May-40	\$ 1,120,000.00	\$ 24,640.00	\$ 1,120,000.00	\$ -
1-Nov-40	\$ -			
		\$ 8,370,508.65	\$ 15,865,000.00	

**Tolomato**  
Community Development District

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

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 2,554,029	\$ 2,564,187	\$ -	\$ 2,564,187	\$ 2,510,395
Bond Proceeds				\$ -	
Carry Forward Surplus	\$ 1,232,825	\$ 805,129	\$ -	\$ 805,129	\$ 1,098,634 <sup>(1)</sup>
Prepayments	\$ -	\$ 253,596	\$ -	\$ 253,596	\$ -
Interest Income	\$ -	\$ 35,774	\$ 10,000	\$ 45,774	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 3,786,854</b>	<b>\$ 3,658,686</b>	<b>\$ 10,000</b>	<b>\$ 3,668,686</b>	<b>\$ 3,609,029</b>
<b>EXPENDITURES:</b>					
<b>Series 2018A-1 and 2018A-2</b>					
Interest 11/1	\$ 700,026	\$ 700,026	\$ -	\$ 700,026	\$ 685,226 <sup>(2)</sup>
Special call - 11/1	\$ -		\$ -	\$ -	\$ -
Interest - 5/1	\$ 700,026	\$ 700,026	\$ -	\$ 700,026	\$ 685,226 <sup>(2)</sup>
Principal - 5/1	\$ 1,160,000	\$ 1,160,000	\$ -	\$ 1,160,000	\$ 1,195,000 <sup>(2)</sup>
Special call - 5/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,560,051</b>	<b>\$ 2,570,052</b>	<b>\$ -</b>	<b>\$ 2,570,052</b>	<b>\$ 2,565,451</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -		\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,560,051</b>	<b>\$ 2,570,052</b>	<b>\$ -</b>	<b>\$ 2,570,052</b>	<b>\$ 2,565,451</b>
<b>EXCESS REVENUES</b>	<b>\$ 1,226,803</b>	<b>\$ 1,088,634</b>	<b>\$ 10,000</b>	<b>\$ 1,098,634</b>	<b>\$ 1,043,578</b>

Interest Payment 11/1/2020 \$ 669,836

<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. Series 2012A-1 bonds were the result of a restructuring of the original Series 2007 and Series 2007A bonds.

**Tolomato Community Development District  
Series 2018A Assessments - St Johns County  
Fiscal Year 2020**

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 35,125,000	\$ 35,125,000	\$ 2,382,279
Debt Assigned St Johns County				
Greenleaf CC, LLC (The Learning Experience)	4.70	\$ 130,194	\$ 130,194	\$ 8,830
LB Ponte Vedra, LLC (Chase Bank parcel)	2.51	\$ 46,323	\$ 46,323	\$ 3,141
Waypoint Church	4.08	\$ 45,460	\$ 45,460	\$ 3,083
NTC-Reg, LLC	66.17	\$ 1,841,127	\$ 1,841,127	\$ 124,870
First Coast Energy	3.48	\$ 100,196	\$ 100,196	\$ 6,795
Vystar Credit Union	2.12	\$ 60,930	\$ 60,930	\$ 4,132
Redus One, LLC	118.18	\$ 403,684	\$ 403,684	\$ 27,382
Crosswater Community Church	29.92	\$ -	\$ -	\$ -
Dreamfinders Homes (Willowcove)	40.80	\$ 993,079	\$ 993,079	\$ 67,354
Sandy Ridge North, LLC/TC Development, LLC	1,586.13	\$ 27,781,540	\$ 27,781,540	\$ 1,884,223
Watson Realty	3.54	\$ 42,455	\$ 42,455	\$ 2,879
Wen South, LLC	1.70	\$ 47,130	\$ 47,130	\$ 3,197
NTC-Office, LLC (Silverfield)	17.40	\$ 212,273	\$ 212,273	\$ 14,397
Pavilion Health	3.77	\$ 45,992	\$ 45,992	\$ 3,119
Kelly Pointe	171.00	\$ 3,374,616	\$ 3,374,616	\$ 228,875
Grand Total Debt		<u>\$ 35,125,000</u>	<u>\$ 35,125,000</u>	<u>\$ 2,382,279</u>
Estimated shortfall due to accumulated paydowns/payoffs				\$ -
Adjusted Assessments				<u>\$ 2,382,279</u>

**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 2020

	Total ERUs	Total Series 2018A Debt Assigned	Current Unamortized Series 2018A Debt	Total Series 2018A Debt Service Assessments
Totals		\$ 2,100,000	\$ 2,100,000	\$ 171,750
Debt Assigned				
Waypoint Church	46.92	\$ 387,110	\$ 387,110	\$ 31,660
Diocese of St. Augustine	42.50	\$ -	\$ -	\$ -
Flagler Development	394.87	\$ 1,446,127	\$ 1,446,127	\$ 118,273
Paid Off	34.80	\$ 266,763	\$ -	\$ -
<b>Grand Total Debt</b>		<b>\$ 2,100,000</b>	<b>\$ 1,833,237</b>	<b>\$ 149,933</b>
Estimated shortfall due to accumulated paydowns/payoffs				\$ (21,817)
Adjusted Assessments				<b>\$ 128,116</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**

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	29,130,000				
05/01/2018	29,130,000		84,950.56		
11/01/2018	29,130,000		477,846.88		562,797.44
05/01/2019	29,130,000	2.000%	477,846.88	960,000.00	
11/01/2019	28,170,000		468,246.88		1,906,093.76
05/01/2020	28,170,000	2.000%	468,246.88	980,000.00	
11/01/2020	27,190,000		458,446.88		1,906,693.76
05/01/2021	27,190,000	2.125%	458,446.88	1,000,000.00	
11/01/2021	26,190,000		447,821.88		1,906,268.76
05/01/2022	26,190,000	2.250%	447,821.88	1,020,000.00	
11/01/2022	25,170,000		436,346.88		1,904,168.76
05/01/2023	25,170,000	2.500%	436,346.88	1,045,000.00	
11/01/2023	24,125,000		423,284.38		1,904,631.26
05/01/2024	24,125,000	2.625%	423,284.38	1,075,000.00	
11/01/2024	23,050,000		409,175.00		1,907,459.38
05/01/2025	23,050,000	2.750%	409,175.00	1,100,000.00	
11/01/2025	21,950,000		394,050.00		1,903,225.00
05/01/2026	21,950,000	3.000%	394,050.00	1,135,000.00	
11/01/2026	20,815,000		377,025.00		1,906,075.00
05/01/2027	20,815,000	3.125%	377,025.00	1,170,000.00	
11/01/2027	19,645,000		358,743.75		1,905,768.75
05/01/2028	19,645,000	3.250%	358,743.75	1,205,000.00	
11/01/2028	18,440,000		339,162.50		1,902,906.25
05/01/2029	18,440,000	3.500%	339,162.50	1,250,000.00	
11/01/2029	17,190,000		317,287.50		1,906,450.00
05/01/2030	17,190,000	3.500%	317,287.50	1,295,000.00	
11/01/2030	15,895,000		294,625.00		1,906,912.50
05/01/2031	15,895,000	3.500%	294,625.00	1,340,000.00	
11/01/2031	14,555,000		271,175.00		1,905,800.00
05/01/2032	14,555,000	3.500%	271,175.00	1,385,000.00	
11/01/2032	13,170,000		246,937.50		1,903,112.50
05/01/2033	13,170,000	3.750%	246,937.50	1,440,000.00	
11/01/2033	11,730,000		219,937.50		1,906,875.00
05/01/2034	11,730,000	3.750%	219,937.50	1,495,000.00	
11/01/2034	10,235,000		191,906.25		1,906,843.75
05/01/2035	10,235,000	3.750%	191,906.25	1,550,000.00	
11/01/2035	8,685,000		162,843.75		1,904,750.00
05/01/2036	8,685,000	3.750%	162,843.75	1,610,000.00	
11/01/2036	7,075,000		132,656.25		1,905,500.00
05/01/2037	7,075,000	3.750%	132,656.25	1,670,000.00	
11/01/2037	5,405,000		101,343.75		1,904,000.00
05/01/2038	5,405,000	3.750%	101,343.75	1,735,000.00	
11/01/2038	3,670,000		68,812.50		1,905,156.25
05/01/2039	3,670,000	3.750%	68,812.50	1,800,000.00	
11/01/2039	1,870,000		35,062.50		1,903,875.00
05/01/2040	1,870,000	3.750%	35,062.50	1,870,000.00	
11/01/2040	-				1,905,062.50
Total			\$ 13,350,425.62	\$ 29,130,000.00	\$ 42,480,425.62



**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2018A-2, Special Assessment Revenue Bonds  
St Johns County  
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 5,995,000				
05/01/2018	\$ 5,995,000		\$ 29,266.67		
11/01/2018	\$ 5,995,000		\$ 164,625.00		\$ 193,891.67
05/01/2019	\$ 5,995,000	5.200%	\$ 164,625.00	\$ 145,000.00	
11/01/2019	\$ 5,850,000		\$ 160,855.00		\$ 470,480.00
05/01/2020	\$ 5,850,000	5.200%	\$ 160,855.00	\$ 155,000.00	
11/01/2020	\$ 5,695,000		\$ 156,825.00		\$ 472,680.00
05/01/2021	\$ 5,695,000	5.200%	\$ 156,825.00	\$ 165,000.00	
11/01/2021	\$ 5,530,000		\$ 152,535.00		\$ 474,360.00
05/01/2022	\$ 5,530,000	5.200%	\$ 152,535.00	\$ 170,000.00	
11/01/2022	\$ 5,360,000		\$ 148,115.00		\$ 470,650.00
05/01/2023	\$ 5,360,000	5.200%	\$ 148,115.00	\$ 180,000.00	
11/01/2023	\$ 5,180,000		\$ 143,435.00		\$ 471,550.00
05/01/2024	\$ 5,180,000	5.200%	\$ 143,435.00	\$ 190,000.00	
11/01/2024	\$ 4,990,000		\$ 138,495.00		\$ 471,930.00
05/01/2025	\$ 4,990,000	5.200%	\$ 138,495.00	\$ 200,000.00	
11/01/2025	\$ 4,790,000		\$ 133,295.00		\$ 471,790.00
05/01/2026	\$ 4,790,000	5.200%	\$ 133,295.00	\$ 210,000.00	
11/01/2026	\$ 4,580,000		\$ 127,835.00		\$ 471,130.00
05/01/2027	\$ 4,580,000	5.200%	\$ 127,835.00	\$ 225,000.00	
11/01/2027	\$ 4,355,000		\$ 121,985.00		\$ 474,820.00
05/01/2028	\$ 4,355,000	5.200%	\$ 121,985.00	\$ 235,000.00	
11/01/2028	\$ 4,120,000		\$ 115,875.00		\$ 472,860.00
05/01/2029	\$ 4,120,000	5.625%	\$ 115,875.00	\$ 245,000.00	
11/01/2029	\$ 3,875,000		\$ 108,984.38		\$ 469,859.38
05/01/2030	\$ 3,875,000	5.625%	\$ 108,984.38	\$ 260,000.00	
11/01/2030	\$ 3,615,000		\$ 101,671.88		\$ 470,656.26
05/01/2031	\$ 3,615,000	5.625%	\$ 101,671.88	\$ 275,000.00	
11/01/2031	\$ 3,340,000		\$ 93,937.50		\$ 470,609.38
05/01/2032	\$ 3,340,000	5.625%	\$ 93,937.50	\$ 295,000.00	
11/01/2032	\$ 3,045,000		\$ 85,640.63		\$ 474,578.13
05/01/2033	\$ 3,045,000	5.625%	\$ 85,640.63	\$ 310,000.00	
11/01/2033	\$ 2,735,000		\$ 76,921.88		\$ 472,562.51
05/01/2034	\$ 2,735,000	5.625%	\$ 76,921.88	\$ 330,000.00	
11/01/2034	\$ 2,405,000		\$ 67,640.63		\$ 474,562.51
05/01/2035	\$ 2,405,000	5.625%	\$ 67,640.63	\$ 345,000.00	
11/01/2035	\$ 2,060,000		\$ 57,937.50		\$ 470,578.13
05/01/2036	\$ 2,060,000	5.625%	\$ 57,937.50	\$ 365,000.00	
11/01/2036	\$ 1,695,000		\$ 47,671.88		\$ 470,609.38
05/01/2037	\$ 1,695,000	5.625%	\$ 47,671.88	\$ 390,000.00	
11/01/2037	\$ 1,305,000		\$ 36,703.13		\$ 474,375.01
05/01/2038	\$ 1,305,000	5.625%	\$ 36,703.13	\$ 410,000.00	
11/01/2038	\$ 895,000		\$ 25,171.88		\$ 471,875.01
05/01/2039	\$ 895,000	5.625%	\$ 25,171.88	\$ 435,000.00	
11/01/2039	\$ 460,000		\$ 12,937.50		\$ 473,109.38
05/01/2040	\$ 460,000	5.625%	\$ 12,937.50	\$ 460,000.00	
11/01/2040	\$ -				\$ 472,937.50
		Total	\$ 4,587,454.25	\$ 5,995,000.00	\$ 10,582,454.25

**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2018A-2, Special Assessment Revenue Bonds  
Duval County  
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 2,100,000				
05/01/2018	\$ 2,100,000		10,231.78		
11/01/2018	\$ 2,100,000		57,553.75		\$ 67,785.53
05/01/2019	\$ 2,100,000	5.200%	57,553.75	\$ 55,000.00	
11/01/2019	\$ 2,045,000		56,123.75		\$ 168,677.50
05/01/2020	\$ 2,045,000	5.200%	56,123.75	\$ 60,000.00	
11/01/2020	\$ 1,985,000		54,563.75		\$ 170,687.50
05/01/2021	\$ 1,985,000	5.200%	54,563.75	\$ 60,000.00	
11/01/2021	\$ 1,925,000		53,003.75		\$ 167,567.50
05/01/2022	\$ 1,925,000	5.200%	53,003.75	\$ 65,000.00	
11/01/2022	\$ 1,860,000		51,313.75		\$ 169,317.50
05/01/2023	\$ 1,860,000	5.200%	51,313.75	\$ 70,000.00	
11/01/2023	\$ 1,790,000		49,493.75		\$ 170,807.50
05/01/2024	\$ 1,790,000	5.200%	49,493.75	\$ 70,000.00	
11/01/2024	\$ 1,720,000		47,673.75		\$ 167,167.50
05/01/2025	\$ 1,720,000	5.200%	47,673.75	\$ 75,000.00	
11/01/2025	\$ 1,645,000		45,723.75		\$ 168,397.50
05/01/2026	\$ 1,645,000	5.200%	45,723.75	\$ 80,000.00	
11/01/2026	\$ 1,565,000		43,643.75		\$ 169,367.50
05/01/2027	\$ 1,565,000	5.200%	43,643.75	\$ 85,000.00	
11/01/2027	\$ 1,480,000		41,433.75		\$ 170,077.50
05/01/2028	\$ 1,480,000	5.200%	41,433.75	\$ 90,000.00	
11/01/2028	\$ 1,390,000		39,093.75		\$ 170,527.50
05/01/2029	\$ 1,390,000	5.625%	39,093.75	\$ 95,000.00	
11/01/2029	\$ 1,295,000		36,421.88		\$ 170,515.63
05/01/2030	\$ 1,295,000	5.625%	36,421.88	\$ 100,000.00	
11/01/2030	\$ 1,195,000		33,609.38		\$ 170,031.26
05/01/2031	\$ 1,195,000	5.625%	33,609.38	\$ 105,000.00	
11/01/2031	\$ 1,090,000		30,656.25		\$ 169,265.63
05/01/2032	\$ 1,090,000	5.625%	30,656.25	\$ 110,000.00	
11/01/2032	\$ 980,000		27,562.50		\$ 168,218.75
05/01/2033	\$ 980,000	5.625%	27,562.50	\$ 120,000.00	
11/01/2033	\$ 860,000		24,187.50		\$ 171,750.00
05/01/2034	\$ 860,000	5.625%	24,187.50	\$ 125,000.00	
11/01/2034	\$ 735,000		20,671.88		\$ 169,859.38
05/01/2035	\$ 735,000	5.625%	20,671.88	\$ 130,000.00	
11/01/2035	\$ 605,000		17,015.63		\$ 167,687.51
05/01/2036	\$ 605,000	5.625%	17,015.63	\$ 140,000.00	
11/01/2036	\$ 465,000		13,078.13		\$ 170,093.76
05/01/2037	\$ 465,000	5.625%	13,078.13	\$ 145,000.00	
11/01/2037	\$ 320,000		9,000.00		\$ 167,078.13
05/01/2038	\$ 320,000	5.625%	9,000.00	\$ 155,000.00	
11/01/2038	\$ 165,000		4,640.63		\$ 168,640.63
05/01/2039	\$ 165,000	5.625%	4,640.63	\$ 165,000.00	
11/01/2039	\$ --				\$ 169,640.63
Total			\$ 1,523,161.84	\$ 2,100,000.00	\$ 3,623,161.84

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2018B**

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ 1,043,563	\$ 1,047,876	\$ -	\$ 1,047,876	\$ 1,028,803
Bond Proceeds	\$ -	\$ -		\$ -	
Carry Forward Surplus	\$ 846,029	\$ 148,633	\$ -	\$ 148,633	\$ 558,739 <sup>(1)</sup>
Prepayments	\$ -	\$ 210,371	\$ -	\$ 210,371	\$ -
Interest Income	\$ 300	\$ 16,645	\$ 3,000	\$ 19,645	\$ 15,000
<b>TOTAL REVENUES</b>	<b>\$ 1,889,892</b>	<b>\$ 1,423,525</b>	<b>\$ 3,000</b>	<b>\$ 1,426,525</b>	<b>\$ 1,602,541</b>
<b>EXPENDITURES:</b>					
<i>Series 2018B-1 and Series 2018B-2</i>					
Interest - 11/1	\$ 276,625	\$ 276,625	\$ -	\$ 276,625	\$ 270,150
Interest - 5/1	\$ 276,625	\$ 276,625	\$ -	\$ 276,625	\$ 270,150
Principal - 5/1	\$ 490,000	\$ 490,000	\$ -	\$ 490,000	\$ 505,000
Special call - 5/1	\$ -	\$ 155,000	\$ -	\$ 155,000	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,043,250</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ 1,198,250</b>	<b>\$ 1,045,300</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ 325,803	\$ -	\$ 330,464	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,043,250</b>	<b>\$ 319,197</b>	<b>\$ -</b>	<b>\$ 867,786</b>	<b>\$ 1,045,300</b>
<b>EXCESS REVENUES</b>	<b>\$ 846,642</b>	<b>\$ 1,104,328</b>	<b>\$ 3,000</b>	<b>\$ 558,739</b>	<b>\$ 557,241</b>

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

Interest Payment 11/1/2020 \$ 263,459

**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 2020

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 2,628,877	2628877	\$ 185,177
Debt Assigned				
Twenty Mile Pointe and Island	96.90	\$ 1,565,544	\$ 1,565,544	\$ 110,276
Lakeside Phase III (Partial)	27.50	\$ 425,121	\$ 425,121	\$ 29,946
NTC East Retail	19.74	\$ 526,495	\$ 526,495	\$ 37,086
Gate Petroleum	4.19	\$ 111,717	\$ 111,717	\$ 7,870
<b>Grand Total Debt</b>		<b><u>\$ 2,628,877</u></b>	<b><u>\$ 2,628,877</u></b>	<b><u>\$ 185,177</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 an dannual payments.

# Tolomato Community Development District

## Series 2018B Duval County Assessments

### Fiscal Year 2020

	Total ERUs	Total Series 2018B Debt Assigned	Current Unamortized Series 2018B Debt	Total Series 2018B Annual Debt Service Assessments
Totals		\$ 12,186,122	12,186,122	\$ 858,385
Debt Assigned				
Brookwood	107.00	\$ 1,859,908	\$ 1,859,908	\$ 131,011
Cypress Trails	307.40	\$ 5,357,613	\$ 5,357,613	\$ 377,388
The Villas	72.00	\$ 1,422,522	\$ 1,422,522	\$ 100,202
Artisan Lakes	202.80	\$ 3,546,079	\$ 3,546,079	\$ 249,784
<b>Grand Total Debt</b>		<b><u>\$ 12,186,122</u></b>	<b><u>\$ 12,186,122</u></b>	<b><u>\$ 858,385</u></b>
Estimated shortfall due to accumulated paydowns/payoffs				\$ (14,760.00)
Adjusted Assessments				<b><u>\$ 843,625</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 an dannual payments

**TOLOMATO**

COMMUNITY DEVELOPMENT DISTRICT

Series 2018B-1, Special Assessment Revenue Bonds

St Johns and Duval County

Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 10,585,000				
05/01/2018	\$ 10,585,000		\$ 30,570		
11/01/2018	\$ 10,585,000		\$ 171,956		\$ 202,526
05/01/2019	\$ 10,585,000	2.000%	\$ 171,956	\$ 370,000	
11/01/2019	\$ 10,215,000		\$ 168,256		\$ 710,213
05/01/2020	\$ 10,215,000	2.000%	\$ 168,256	\$ 380,000	
11/01/2020	\$ 9,835,000		\$ 164,456		\$ 712,713
05/01/2021	\$ 9,835,000	2.125%	\$ 164,456	\$ 390,000	
11/01/2021	\$ 9,445,000		\$ 160,313		\$ 714,769
05/01/2022	\$ 9,445,000	2.250%	\$ 160,313	\$ 395,000	
11/01/2022	\$ 9,050,000		\$ 155,869		\$ 711,181
05/01/2023	\$ 9,050,000	2.500%	\$ 155,869	\$ 405,000	
11/01/2023	\$ 8,645,000		\$ 150,806		\$ 711,675
05/01/2024	\$ 8,645,000	2.625%	\$ 150,806	\$ 415,000	
11/01/2024	\$ 8,230,000		\$ 145,359		\$ 711,166
05/01/2025	\$ 8,230,000	2.750%	\$ 145,359	\$ 430,000	
11/01/2025	\$ 7,800,000		\$ 139,447		\$ 714,806
05/01/2026	\$ 7,800,000	3.000%	\$ 139,447	\$ 440,000	
11/01/2026	\$ 7,360,000		\$ 132,847		\$ 712,294
05/01/2027	\$ 7,360,000	3.125%	\$ 132,847	\$ 455,000	
11/01/2027	\$ 6,905,000		\$ 125,738		\$ 713,584
05/01/2028	\$ 6,905,000	3.250%	\$ 125,738	\$ 470,000	
11/01/2028	\$ 6,435,000		\$ 118,100		\$ 713,838
05/01/2029	\$ 6,435,000	3.500%	\$ 118,100	\$ 485,000	
11/01/2029	\$ 5,950,000		\$ 109,613		\$ 712,713
05/01/2030	\$ 5,950,000	3.500%	\$ 109,613	\$ 500,000	
11/01/2030	\$ 5,450,000		\$ 100,863		\$ 710,475
05/01/2031	\$ 5,450,000	3.500%	\$ 100,863	\$ 520,000	
11/01/2031	\$ 4,930,000		\$ 91,763		\$ 712,625
05/01/2032	\$ 4,930,000	3.500%	\$ 91,763	\$ 540,000	
11/01/2032	\$ 4,390,000		\$ 82,313		\$ 714,075
05/01/2033	\$ 4,390,000	3.750%	\$ 82,313	\$ 560,000	
11/01/2033	\$ 3,830,000		\$ 71,813		\$ 714,125
05/01/2034	\$ 3,830,000	3.750%	\$ 71,813	\$ 580,000	
11/01/2034	\$ 3,250,000		\$ 60,938		\$ 712,750
05/01/2035	\$ 3,250,000	3.750%	\$ 60,938	\$ 600,000	
11/01/2035	\$ 2,650,000		\$ 49,688		\$ 710,625
05/01/2036	\$ 2,650,000	3.750%	\$ 49,688	\$ 625,000	
11/01/2036	\$ 2,025,000		\$ 37,969		\$ 712,656
05/01/2037	\$ 2,025,000	3.750%	\$ 37,969	\$ 650,000	
11/01/2037	\$ 1,375,000		\$ 25,781		\$ 713,750
05/01/2038	\$ 1,375,000	3.750%	\$ 25,781	\$ 675,000	
11/01/2038	\$ 700,000		\$ 13,125		\$ 713,906
05/01/2039	\$ 700,000	3.750%	\$ 13,125	\$ 700,000	
11/01/2039	\$ -				\$ 713,125
Total			\$ 4,584,588.78	\$ 10,585,000.00	\$ 15,169,588.78

**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

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

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
03/29/2018	\$ 4,230,000				
05/01/2018	\$ 4,230,000		\$ 18,607.78		
11/01/2018	\$ 4,230,000		\$ 104,668.75		\$ 123,276.53
05/01/2019	\$ 4,230,000	4.625%	\$ 104,668.75	\$ 120,000.00	
11/01/2019	\$ 4,110,000		\$ 101,893.75		\$ 326,562.50
05/01/2020	\$ 4,110,000	4.625%	\$ 101,893.75	\$ 125,000.00	
11/01/2020	\$ 3,985,000		\$ 99,003.13		\$ 325,896.88
05/01/2021	\$ 3,985,000	4.625%	\$ 99,003.13	\$ 130,000.00	
11/01/2021	\$ 3,855,000		\$ 95,996.88		\$ 325,000.01
05/01/2022	\$ 3,855,000	4.625%	\$ 95,996.88	\$ 140,000.00	
11/01/2022	\$ 3,715,000		\$ 92,759.38		\$ 328,756.26
05/01/2023	\$ 3,715,000	4.625%	\$ 92,759.38	\$ 145,000.00	
11/01/2023	\$ 3,570,000		\$ 89,406.25		\$ 327,165.63
05/01/2024	\$ 3,570,000	4.625%	\$ 89,406.25	\$ 150,000.00	
11/01/2024	\$ 3,420,000		\$ 85,937.50		\$ 325,343.75
05/01/2025	\$ 3,420,000	4.625%	\$ 85,937.50	\$ 160,000.00	
11/01/2025	\$ 3,260,000		\$ 82,237.50		\$ 328,175.00
05/01/2026	\$ 3,260,000	4.625%	\$ 82,237.50	\$ 165,000.00	
11/01/2026	\$ 3,095,000		\$ 78,421.88		\$ 325,659.38
05/01/2027	\$ 3,095,000	4.625%	\$ 78,421.88	\$ 175,000.00	
11/01/2027	\$ 2,920,000		\$ 74,375.00		\$ 327,796.88
05/01/2028	\$ 2,920,000	4.625%	\$ 74,375.00	\$ 180,000.00	
11/01/2028	\$ 2,740,000		\$ 70,212.50		\$ 324,587.50
05/01/2029	\$ 2,740,000	5.125%	\$ 70,212.50	\$ 190,000.00	
11/01/2029	\$ 2,550,000		\$ 65,343.75		\$ 325,556.25
05/01/2030	\$ 2,550,000	5.125%	\$ 65,343.75	\$ 200,000.00	
11/01/2030	\$ 2,350,000		\$ 60,218.75		\$ 325,562.50
05/01/2031	\$ 2,350,000	5.125%	\$ 60,218.75	\$ 210,000.00	
11/01/2031	\$ 2,140,000		\$ 54,837.50		\$ 325,056.25
05/01/2032	\$ 2,140,000	5.125%	\$ 54,837.50	\$ 220,000.00	
11/01/2032	\$ 1,920,000		\$ 49,200.00		\$ 324,037.50
05/01/2033	\$ 1,920,000	5.125%	\$ 49,200.00	\$ 235,000.00	
11/01/2033	\$ 1,685,000		\$ 43,178.13		\$ 327,378.13
05/01/2034	\$ 1,685,000	5.125%	\$ 43,178.13	\$ 245,000.00	
11/01/2034	\$ 1,440,000		\$ 36,900.00		\$ 325,078.13
05/01/2035	\$ 1,440,000	5.125%	\$ 36,900.00	\$ 260,000.00	
11/01/2035	\$ 1,180,000		\$ 30,237.50		\$ 327,137.50
05/01/2036	\$ 1,180,000	5.125%	\$ 30,237.50	\$ 275,000.00	
11/01/2036	\$ 905,000		\$ 23,190.63		\$ 328,428.13
05/01/2037	\$ 905,000	5.125%	\$ 23,190.63	\$ 285,000.00	
11/01/2037	\$ 620,000		\$ 15,887.50		\$ 324,078.13
05/01/2038	\$ 620,000	5.125%	\$ 15,887.50	\$ 300,000.00	
11/01/2038	\$ 320,000		\$ 8,200.00		\$ 324,087.50
05/01/2039	\$ 320,000	5.125%	\$ 8,200.00	\$ 320,000.00	
11/01/2039	\$ -				\$ 328,200.00
Total			\$ 2,742,820.34	\$ 4,230,000	\$ 6,972,820.34

# Tolomato

## Community Development District

## Debt Service Fund Series 2018 Expansion

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ -	\$ 125,200	\$ -	\$ 125,200	\$ 125,200
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	#REF!
Carry Forward Surplus	\$ -	\$ 24,418	\$ -	\$ 24,418	\$ 51,872 <sup>(1)</sup>
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 2,013	\$ 800	\$ 2,813	\$ 2,700
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 151,631</b>	<b>\$ 800</b>	<b>\$ 152,431</b>	<b>#REF!</b>
<b>EXPENDITURES:</b>					
<b>Series 2018 Expansion</b>					
Interest - 11/1	\$ -	\$ 24,375	\$ -	\$ 24,375	\$ 45,606
Interest - 5/1	\$ -	\$ 46,184	\$ -	\$ 46,184	\$ 45,606
Principal - 5/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 100,559</b>	<b>\$ 121,213</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ (782)	\$ -	\$ -	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 30,782</b>	<b>\$ -</b>	<b>\$ 100,559</b>	<b>\$ 121,213</b>
<b>EXCESS REVENUES</b>	<b>\$ -</b>	<b>\$ 120,849</b>	<b>\$ 800</b>	<b>\$ 51,872</b>	<b>#REF!</b>

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

Interest Payment 11/1/2020 \$ 45,029



# Tolomato Community Development District

## Series 2018 Expansion St Johns County Asmts

### Fiscal Year 2020

		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	\$ 1,900,000	\$ 125,200
Debt Assigned					
The Colony at Twenty Mile	98.80		\$ 1,930,000	\$ 1,900,000	\$ 125,200
Grand Total Debt			<u>\$ 1,930,000</u>	<u>\$ 1,900,000</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	-				123,000.00
Total			\$ 1,782,478.51	\$ 1,930,000.00	\$ 3,712,478.51

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2015-1**

Description	FY2019 Adopted Budget	Actual through Thru 6/30/19	Projected Next 3 Months	Total Projected 9/30/2019	FY2020 Adopted Budget
<b>REVENUES:</b>					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES:</b>					
<b>Series 2015-1</b>					
Interest 11/1		\$ -	\$ -	\$ -	\$ -
Interest - 5/1		\$ -	\$ -	\$ -	\$ -
Principal - 5/1		\$ -	\$ -	\$ -	\$ -
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>OTHER SOURCES/(USES):</b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Interest 11/1/2020 \$ -

**Series 2015-1**

Represents unexchanged bonds secured by the pledged revenues assigned to properties owned by SONOC Company, LLC, located in the southern part of the District, which was part of the previously issued Series 2007 bonds. This was assigned into the Series 2007-2 forbearance bonds and then restructured into the Series 2105-1 seven year capital appreciation bonds. These bonds had a value of \$30,165,277 at reissuance and accrete to a maximum value of \$48,040,000

Debt will be assigned per Adjunct Supplemental Reports. These are in progress and will be adopted prior to the adoption of the budget.

*Negative carryover amount and projected debt payments reflects carryover and budgeted debt payments in Series*

**TOLOMATO**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2015-1, Special Assessment Revenue Bonds  
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	ACCREDITED INTEREST	INTEREST EXPENSE	PRINCIPAL	PRINCIPAL PREPAYMENTS	TOTAL
9/5/2014	30,165,277	6.61%				-	30,165,277
11/1/2014	30,165,277	6.61%	306,495				30,471,772
5/1/2015	30,471,772	6.61%	1,007,092				31,478,864
11/1/2015	31,478,864	6.61%	1,040,376				32,519,241
5/1/2016	32,519,241	6.61%	1,074,761				33,594,001
11/1/2016	33,594,001	6.61%	1,110,282				34,704,283
5/1/2017	34,704,283	6.61%	1,146,977				35,851,260
11/1/2017	35,851,260	6.61%	1,184,884				37,036,144
5/1/2018	37,036,144	6.61%	1,224,045				38,260,188
11/1/2018	38,260,188	6.61%	1,264,499				39,524,688
5/1/2019	39,524,688	6.61%	1,306,291				40,830,978
11/1/2019	40,830,978	6.61%	1,349,464				42,180,442
5/1/2020	42,180,442	6.61%	1,394,064				43,574,506
11/1/2020	43,574,506	6.61%	1,440,137				45,014,643
5/1/2021	45,014,643	6.61%	1,487,734				46,502,377
11/1/2021	46,502,377	6.61%	1,537,623				48,040,000
5/1/2022	48,040,000	6.61%		1,587,722	1,305,000		46,735,000
11/1/2022	46,735,000	6.61%		1,544,592			46,735,000
5/1/2023	46,735,000	6.61%		1,544,592	1,395,000		45,340,000
11/1/2023	45,340,000	6.61%		1,498,487			45,340,000
5/1/2024	45,340,000	6.61%		1,498,487	1,490,000		43,850,000
11/1/2024	43,850,000	6.61%		1,449,242			43,850,000
5/1/2025	43,850,000	6.61%		1,449,242	1,595,000		42,255,000
11/1/2025	42,255,000	6.61%		1,396,528			42,255,000
5/1/2026	42,255,000	6.61%		1,396,528	1,705,000		40,550,000
11/1/2026	40,550,000	6.61%		1,340,177			40,550,000
5/1/2027	40,550,000	6.61%		1,340,177	1,820,000		38,730,000
11/1/2027	38,730,000	6.61%		1,280,026			38,730,000
5/1/2028	38,730,000	6.61%		1,280,026	1,945,000		36,785,000
11/1/2028	36,785,000	6.61%		1,215,744			36,785,000
5/1/2029	36,785,000	6.61%		1,215,744	2,075,000		34,710,000
11/1/2029	34,710,000	6.61%		1,147,165			34,710,000
5/1/2030	34,710,000	6.61%		1,147,165	2,220,000		32,490,000
11/1/2030	32,490,000	6.61%		1,073,794			32,490,000
5/1/2031	32,490,000	6.61%		1,073,794	2,370,000		30,120,000
11/1/2031	30,120,000	6.61%		995,466			30,120,000
5/1/2032	30,120,000	6.61%		995,466	2,530,000		27,590,000
11/1/2032	27,590,000	6.61%		911,849			27,590,000
5/1/2033	27,590,000	6.61%		911,849	2,705,000		24,885,000
11/1/2033	24,885,000	6.61%		822,449			24,885,000
5/1/2034	24,885,000	6.61%		822,449	2,890,000		21,995,000
11/1/2034	21,995,000	6.61%		726,935			21,995,000
5/1/2035	21,995,000	6.61%		726,935	3,090,000		18,905,000
11/1/2035	18,905,000	6.61%		624,810			18,905,000
5/1/2036	18,905,000	6.61%		624,810	3,300,000		15,605,000
11/1/2036	15,605,000	6.61%		515,745			15,605,000
5/1/2037	15,605,000	6.61%		515,745	3,525,000		12,080,000
11/1/2037	12,080,000	6.61%		399,244			12,080,000
5/1/2038	12,080,000	6.61%		399,244	3,765,000		8,315,000
11/1/2038	8,315,000	6.61%		274,811			8,315,000
5/1/2039	8,315,000	6.61%		274,811	4,020,000		4,295,000
11/1/2039	4,295,000	6.61%		141,950			4,295,000
5/1/2040	4,295,000	6.61%		141,950	4,295,000		(0)
				\$ 36,305,755	\$ 48,040,000	\$ -	

**Tolomato**  
Community Development District

**Debt Service Fund**  
**Series 2015-2**

<u>Description</u>	<u>FY2019 Adopted Budget</u>	<u>Actual through Thru 6/30/19</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2019</u>	<u>FY2020 Adopted Budget</u>
<b><u>REVENUES:</u></b>					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>EXPENDITURES:</u></b>					
<b><i>Series 2015-2</i></b>					
Interest 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>OTHER SOURCES/(USES):</u></b>					
Interfund Transfer In / (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES/(EXP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Interest Payment 11/1/2020 \$ -

**Series 2015-2**

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

Debt will be assigned per Adjunct Supplemental Reports. These are in progress and will be adopted prior to the adoption of the budget.

**TOLOMATO**
**COMMUNITY DEVELOPMENT DISTRICT**
**Series 2015-2, Special Assessment Revenue Bonds  
Amortization Schedule**

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