

Toho Water Authority

Utility Line Extension Program

Builder's Meeting

APRIL 20, 2026



TOHO'S
PROMISE

Our Customers
Our Community
Our Employees

TRUST THAT TOHO CARES

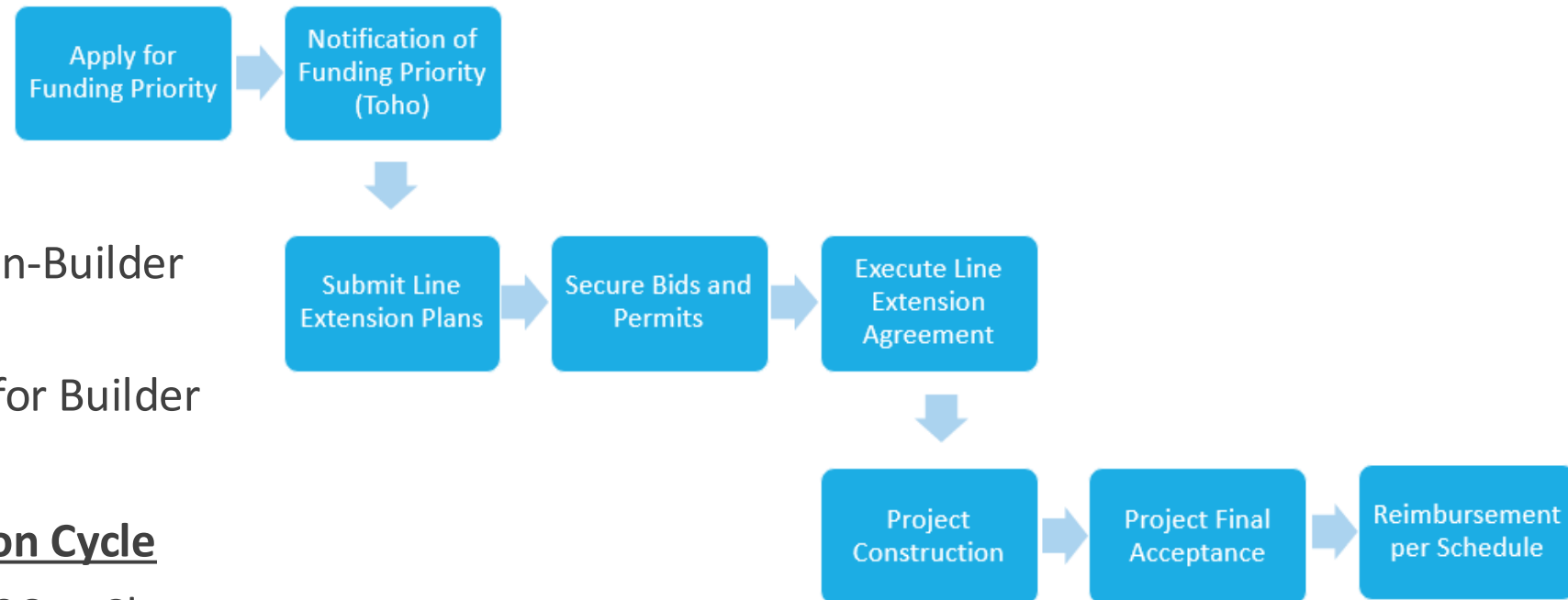
Agenda

- CIAC Utility Line Extension Program Updates
 - Announce Reimbursement Prioritization for Builder Projects
 - Progress Updates
- Other Toho Developer Updates
- Look Ahead Schedule

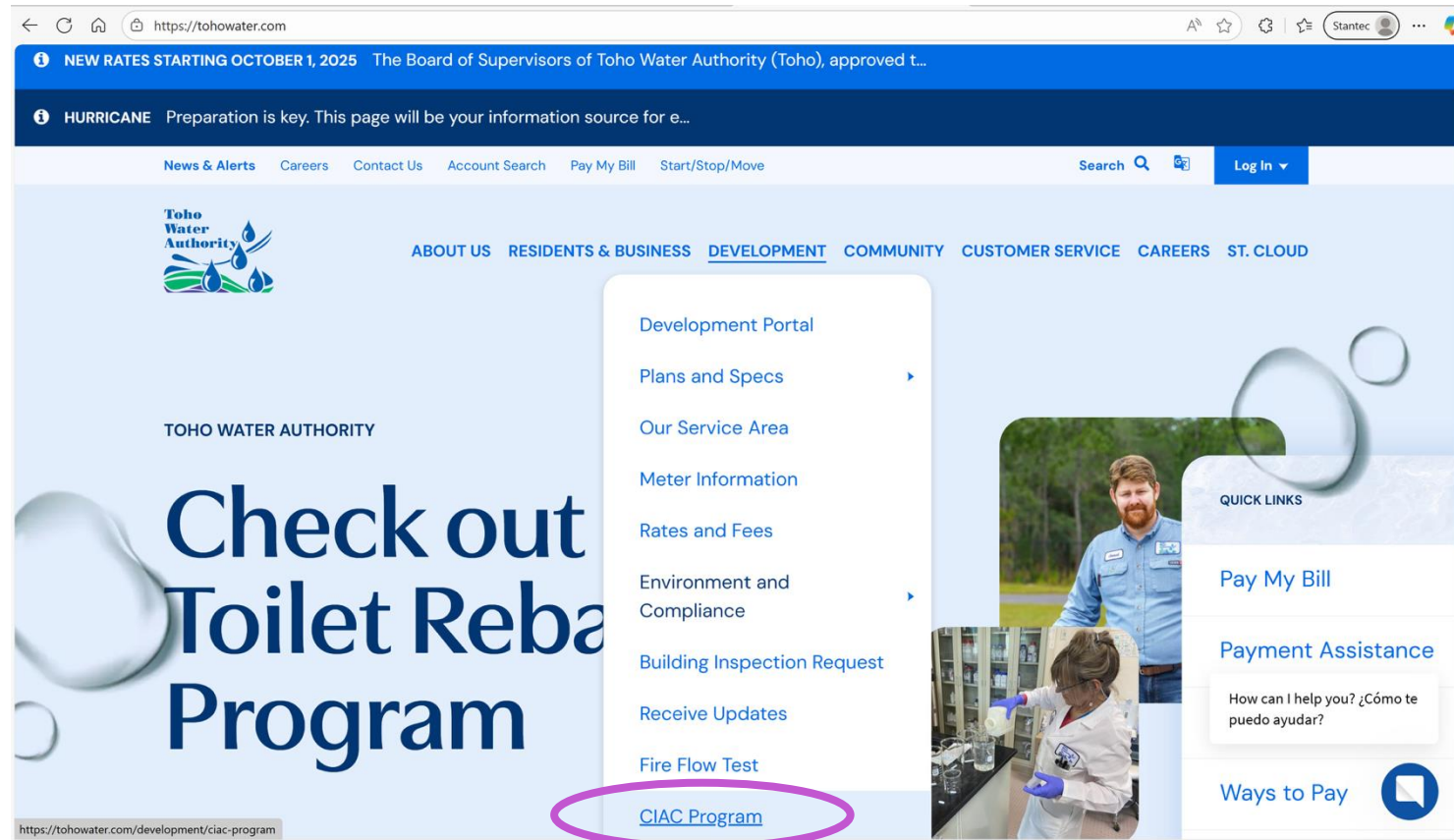
Builder Reimbursement Process

Toho Water Utility Line Extension Program

- ✓ Reimbursement for non-Builder owned lots
- ✓ Toho CIAC fee waived for Builder owned lots
- **Next Builder Application Cycle**
- Opens on August 1, 2026 – Closes on September 14, 2026



Program Website



www.tohowater.com >> Development >> CIAC Program

Online Application Process

The screenshot shows the Toho Water Authority website. At the top, there is a navigation bar with links for 'Careers', 'Contact Us', 'Pay My Bill', and 'Start/Stop/Move'. On the right side of the navigation bar, there is a search icon and a 'Log In' button. Below the navigation bar is the Toho Water Authority logo and a secondary navigation menu with links for 'ABOUT US', 'RESIDENTS & BUSINESS', 'DEVELOPMENT', 'COMMUNITY', 'CUSTOMER SERVICE', 'NEWS & ALERTS', and 'CAREERS'. The main content area features a breadcrumb trail 'HOME » DEVELOPMENT' and a large heading 'Infrastructure Reimbursement'. Below the heading is a paragraph of text explaining the CIAC reimbursement program. At the bottom of the page, there is a 'SHARE:' section with icons for Facebook, X, LinkedIn, and Email, and a prominent blue button labeled 'BUILDER APPLICATION' with an external link icon, which is circled in yellow.

www.tohowater.com >>> Development >>> Infrastructure Reimbursement

Required Application Information

Toho Contribution in Aid of Construction (CIAC) Reimbursement Application

PLEASE NOTE: This form is to be used for Contribution in Aid of Construction (CIAC) initial submittals only.

PROJECT INFORMATION

PROJECT NAME (Builder name/Street address - i.e. Smart Builders - Maple St.)* Toho Project Number/Date of Submittal

County/Municipality* Current Project Status:*

Osceola Polk Planning Phase Obtaining Bids In Design

Construction plans submitted to Toho for review

Toho has approved construction plans In Construction

Street intersection of Project area*

Please list all Parcel Id's that are owned/controlled by the Applicant Builder*

Please list all Parcel Id's that have signed a Letter of Intent to pay CIAC and connect within 60 days of project completion*

Form Validation On

- Project location
- Project status
- Parcel IDs
- Signed letters of intent, if applicable
- Project Map
- Design Engineer contact details
- Builder contact details
- Proposed linear footage
- # of Meters and/or Sanitary connections
- # of Manholes

CIAC Builder Reimbursement vs Collection to Date

| Program Year | Builder Reimbursement | Toho Collected via Customer Connection |
|------------------|-----------------------|--|
| FY 2022 | \$150,635 | \$393,054 |
| FY 2023 | \$1,230,036 | \$793,174 |
| FY 2024 | \$3,114,964 | \$1,324,005 |
| FY 2025 | \$3,462,117 | \$999,595 |
| FY 2026 (Feb 26) | \$1,708,239 | \$458,501 |
| Total | \$9,665,991 | 3,968,329 |

Assessment Criteria

| Criteria | Basis |
|---|--|
| Proportion of Builder Owned Lots in Application | The higher percentage of lots owned by the builder, the less reimbursement funding needed and more reimbursement \$ is available for other projects |
| Complete Application/ Project Readiness | Prioritize applications with complete information required to evaluate proposed project. The further along the project status, the faster it can be completed. |
| Immediate Connection Commitment | Facilitates faster buildout of non-builder owned lots and ability to connect more customers to the system (CIAC reimbursement to Toho) |
| Total # of lots served per LF of sewer | Projects with greater efficiency in lots covered for the same length of sewer |
| Area completion | Supports Poinciana development area for service, completes a road. |

| Application | Proportion of Builder-owned Lots | Project Readiness | Immediate Connection Commitment | # of Lots Served/LF sewer | Project Completes Area | Complete Application | Score | Rank |
|----------------------------------|----------------------------------|-------------------|---------------------------------|---------------------------|------------------------|----------------------|-------|------|
| Mulberry Court | 5 | 3 | 1 | 5 | 2 | 3 | 3.28 | 1 |
| Hillsborough Court 2 | 3 | 3 | 3 | 5 | 2 | 3 | 3.23 | 2 |
| Homosassa Drive 2 | 2 | 3 | 2 | 5 | 2 | 3 | 2.79 | 3 |
| Homosassa Court - Homety | 2 | 1 | 4 | 4 | 2 | 3 | 2.79 | 3 |
| St. Augustine Court - Homety | 3 | 2 | 2 | 4 | 2 | 3 | 2.74 | 5 |
| Tench Drive | 5 | 1 | 1 | 2 | 2 | 3 | 2.56 | 6 |
| Sarasota Court | 4 | 1 | 1 | 3 | 2 | 3 | 2.49 | 7 |
| Homosassa Court - Legacy First | 5 | 1 | 1 | 1 | 2 | 3 | 2.41 | 8 |
| Stuart Lane | 2 | 1 | 1 | 5 | 2 | 3 | 2.33 | 9 |
| Eloise Court | 4 | 2 | 1 | 1 | 2 | 3 | 2.31 | 10 |
| Rainbow Court - Moio Homes | 4 | 1 | 1 | 3 | 2 | 2 | 2.28 | 11 |
| St. Augustine Court - Moio Homes | 3 | 1 | 1 | 4 | 2 | 2 | 2.21 | 12 |
| Alafia Way | 1 | 3 | 1 | 4 | 2 | 3 | 2.21 | 12 |
| Rainbow Court - Homety | 2 | 1 | 1 | 3 | 2 | 3 | 2.03 | 14 |
| Maitland Court | 3 | 1 | 1 | 1 | 2 | 3 | 1.95 | 15 |
| Vernon Court | 3 | 1 | 1 | 1 | 2 | 3 | 1.95 | 15 |
| Warmouth Lane | 2 | 1 | 1 | 3 | 2 | 2 | 1.82 | 17 |
| Vernon Lane | 1 | 1 | 1 | 3 | 2 | 3 | 1.79 | 18 |
| Wahneta Drive | 2 | 1 | 1 | 2 | 2 | 2 | 1.67 | 19 |
| Mediterranean Drive | 1 | 1 | 1 | 2 | 2 | 3 | 1.64 | 20 |
| Marlin Drive | 1 | 1 | 1 | 2 | 2 | 2 | 1.44 | 21 |

Above black line: Current reimbursement funding availability

Note: Information on completed projects and other active CIAC Program construction projects please see: [https://www.tohowater.com/development/CIAC Program](https://www.tohowater.com/development/CIAC%20Program) or contact us at: ciacbuilder@tohowater.com OR leave a message at 407-483-3854.

Outgoing Reimbursement Prioritization List

- 21 CIAC applications received for the new Cycle
- Continue to move these projects through the agreement and construction process
 - **Need an executed line extension agreement to secure reimbursement \$ ranking by next cycle**
- Toho added \$2M in October 2025 to fund CIAC projects

Builder Project Updates

Completed Construction Projects – all released for meters

| Project Name |
|-------------------------------------|
| Rio Grande Drive (Innovation Group) |
| Vero Beach Way |
| Caribbean Court |
| St. Johns Lane |
| Tench Court |
| Tallahassee Court |
| Ashbury Way |
| Oakland Lane |
| Sarasota Way |
| St. John's Court (Maronda Homes) |
| Waverly Place |

| Project Name |
|--------------------------------------|
| Teal Drive |
| Congo Court |
| Orlando Court (Maronda Homes) |
| Orlando Court (Stanley Martin Homes) |
| Sparrow Court |
| Hillsborough Court #1 |
| Congo Drive |
| Baltic Drive |
| Hillsborough Lane |
| St. Augustine Drive |
| Sarasota Way |

| Project Name |
|----------------------------------|
| Spoonbill Lane |
| Redfin Drive |
| Rio Grande Drive (Pisces Dreams) |
| Trout Way |
| Apopka Lane |
| Homosassa Drive |
| Spoonbill Drive |
| Punta Gorda Ct |
| |
| |
| |

Builder Project Updates

Active Construction Projects

| Project Name | Completion Status |
|-------------------|-------------------|
| Seabass Lane | 2026 |
| Hillsborough Ct 2 | 2026 |
| Pickrel Court | 2026 |

Potential Projects - TBD

| Project Name | Completion Status |
|---------------------|-----------------------------------|
| Alafia Way | CIAC Agreement Signed |
| Homosassa Drive #2 | CIAC Agreement Signed |
| Vernon Court | CIAC Application Submitted |
| Vernon Lane | CIAC Application Submitted |
| Stuart Lane | CIAC Application Submitted |
| Mediterranean Drive | CIAC Application Submitted |
| Warmouth Lane | CIAC Application Submitted |

Potential Projects – TBD (Continuation)

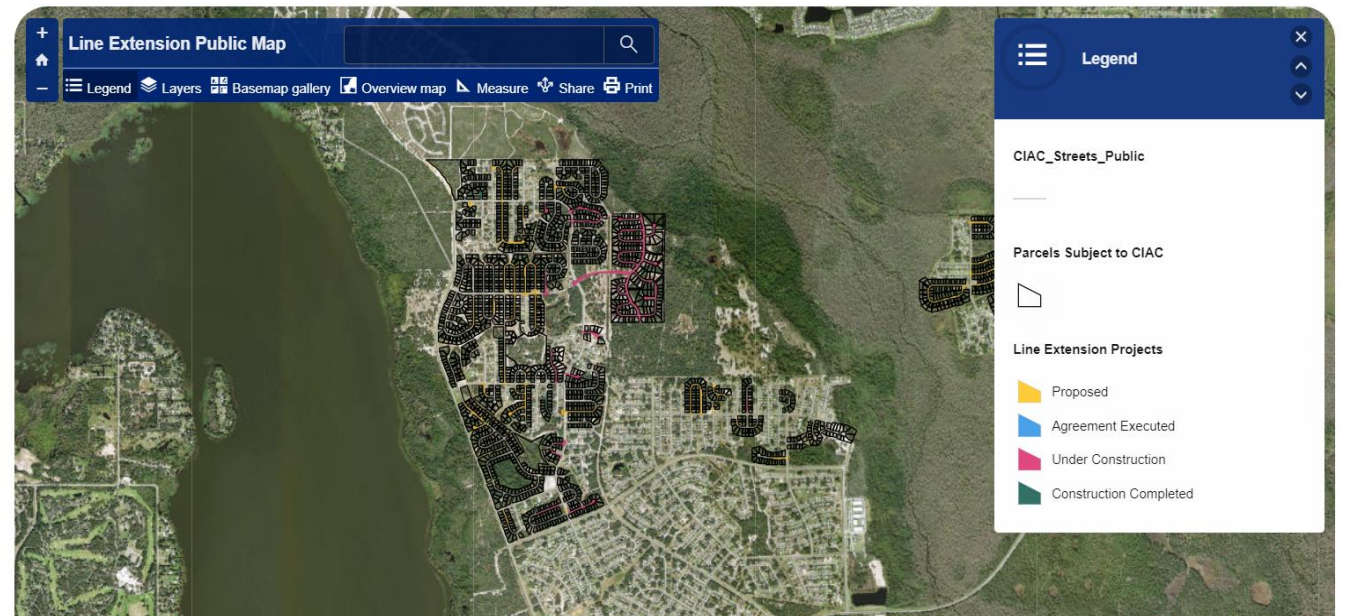
| Project Name | Completion Status |
|----------------------------|-----------------------------------|
| Tench Drive #2 | CIAC Application Submitted |
| Maitland Ct | CIAC Application Submitted |
| Mulberry Ct | CIAC Application Submitted |
| Homosassa Ct #1 and #2 | CIAC Application Submitted |
| Eloise Court | CIAC Application submitted |
| St. Augustine Ct #1 and #2 | CIAC Application Submitted |
| Rainbow Ct #1 and #2 | CIAC Application Submitted |
| Wahneta Drive | CIAC Application Submitted |
| Marlin Drive | CIAC Application Submitted |
| Sarasota Court | CIAC Application Submitted |

Stay Up To Date with Project Progress

Line Extension Map

Use our interactive line extension map to see a project's status and location.

- Interactive map feature
- Shows high-level information for active proposed projects and projects with executed Agreements
- Builders have latest information for their project schedules



www.tohewater.com/development/infrastructure-reimbursement

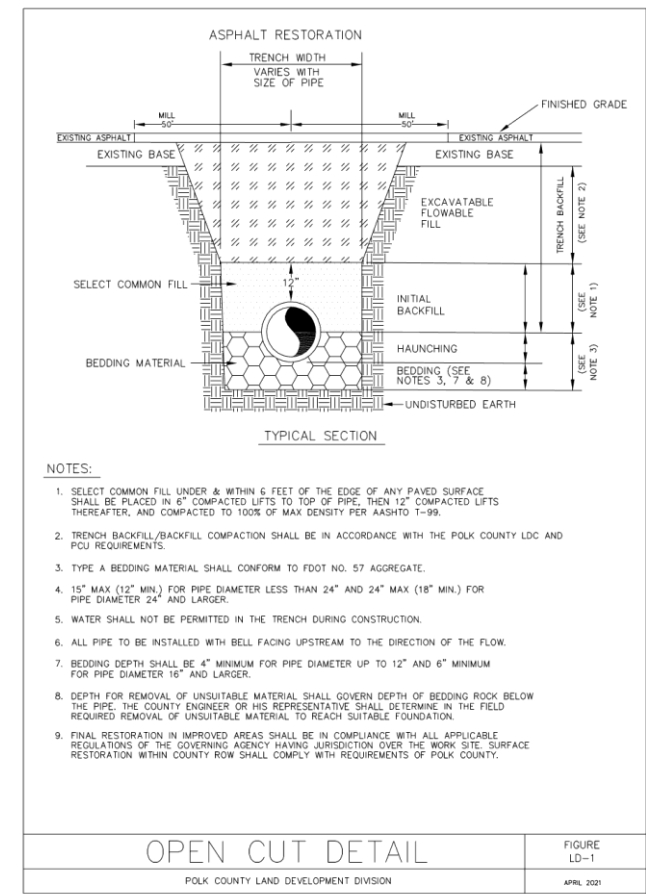
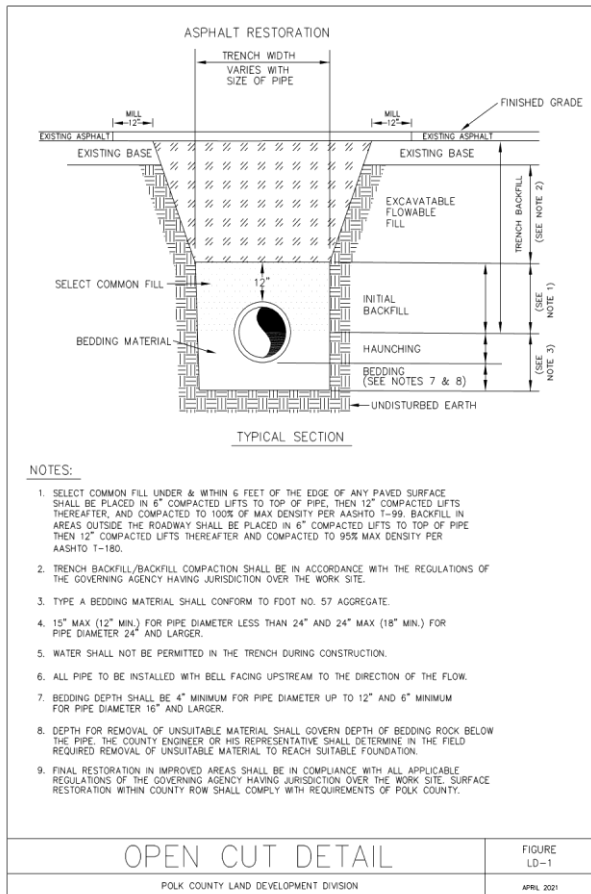
Other Developer Updates

- **System Development Charges (SDC) Review**
 - Updated SDC fees went into effect on May 2025
- **2025 Toho Standards, Specifications & Details**
 - Projects submitted for the first time on or after April 1, 2025
 - Updated Standards, Specifications & Details are available at www.tohowater.com
- **CIAC Fees System Development Charges (SDC) Review**
 - Toho is currently in the process of reviewing the current CIAC fees and it is expected that the fees will increase soon.
- **Updated Bid Tab for Construction Estimates**
 - Toho developed a standardized bid tab for preparing construction cost estimates. The bid tab includes all line items anticipated to perform and complete a CIAC project. Developers shall use the Bid Tab when submitting the three (3) Contractor's bid for the CIAC agreements. The Bid Tab will be available to download through Toho's website.
- **New Sanitary Sewer Installation Requirements**
 - Toho is now requiring that all new gravity sanitary sewer infrastructure be installed along the center of the roadway (originally it was being installed on the side of the road). Any CIAC plans submitted to Toho shall reflect this new direction.

Polk County Roadway Open Cut Details

Shown here are required open cut standards for sewer installation within roadway right-of-way for Polk County.

All new CIAC projects must install sewer under the roadway in accordance with these details.



FY 2025 SDC Summary by Meter Size

| Meter Size | AWWA Capacity Maximum Flow Rate (gpm) | Factor based on 3/4" | Water Fee | Wastewater Fee |
|------------|---------------------------------------|----------------------|-----------|----------------|
| 3/4" | 30 | 1.00 | \$6,650 | \$3,293 |
| 1" | 50 | 1.67 | \$11,106 | \$5,499 |
| 1.5" | 100 | 3.33 | \$22,145 | \$10,966 |
| 2" | 160 | 5.33 | \$35,445 | \$17,552 |

* Based on Water LOS = 340 gpd; Wastewater LOS = 221 gpd

* All meter connections above 2" are subject to an individual analysis of capacity needs.

* Cost per gallon:

- Water = \$19.55
- Wastewater = \$14.90

SDC Implementation Schedule

| SDC Schedule | | | | |
|------------------------------------|-------------|-----------------|-----------------|-----------------|
| SDCs Based on 3/4" Meter Size | | | | |
| <i>ADOPTED</i> | | | | |
| SDC Fee | May 5, 2025 | January 1, 2026 | January 1, 2027 | January 1, 2028 |
| Water | \$6,650 | * | \$7,336 | \$8,022 |
| Wastewater | \$3,293 | * | \$3,293 | \$3,293 |
| Combined | \$9,943 | * | \$10,629 | \$11,315 |
| Per Gallon Assessed ^[1] | | | | |
| Water | \$19.55 | * | \$21.57 | \$23.59 |
| Wastewater | \$14.90 | * | \$14.90 | \$14.90 |

*approved per Resolution 2025-001 effective May 5, 2025

Toho CIAC Team



**Lee Bird -Sr Private
Development Project
Manager**



**Heather Farrow-
Development Specialist II**



**Leslie Suarez-
Administrative
specialist II**



**Ray Biron- Director of
Private Development and
Construction**

Upcoming Dates & Schedule

- **April 20, 2026 - TODAY**
 - New Builder Project Announcement
- **July 21, 2026**
 - Upcoming Builder's Meeting
- **August 1, 2026**
 - Next Builder Project Application Cycle Opens
- **September 14, 2026**
 - Next Builder Project Application Cycle Ends

Questions?

CIACBUILDER@TOHOWATER.COM

407.483.3854



**TOHO'S
PROMISE**

Our Customers
Our Community
Our Employees

TRUST THAT TOHO CARES