

Toho Water Authority

Utility Line Extension Program

Builder's Meeting

August 4, 2026



TOHO'S
PROMISE

Our Customers
Our Community
Our Employees

TRUST THAT TOHO CARES

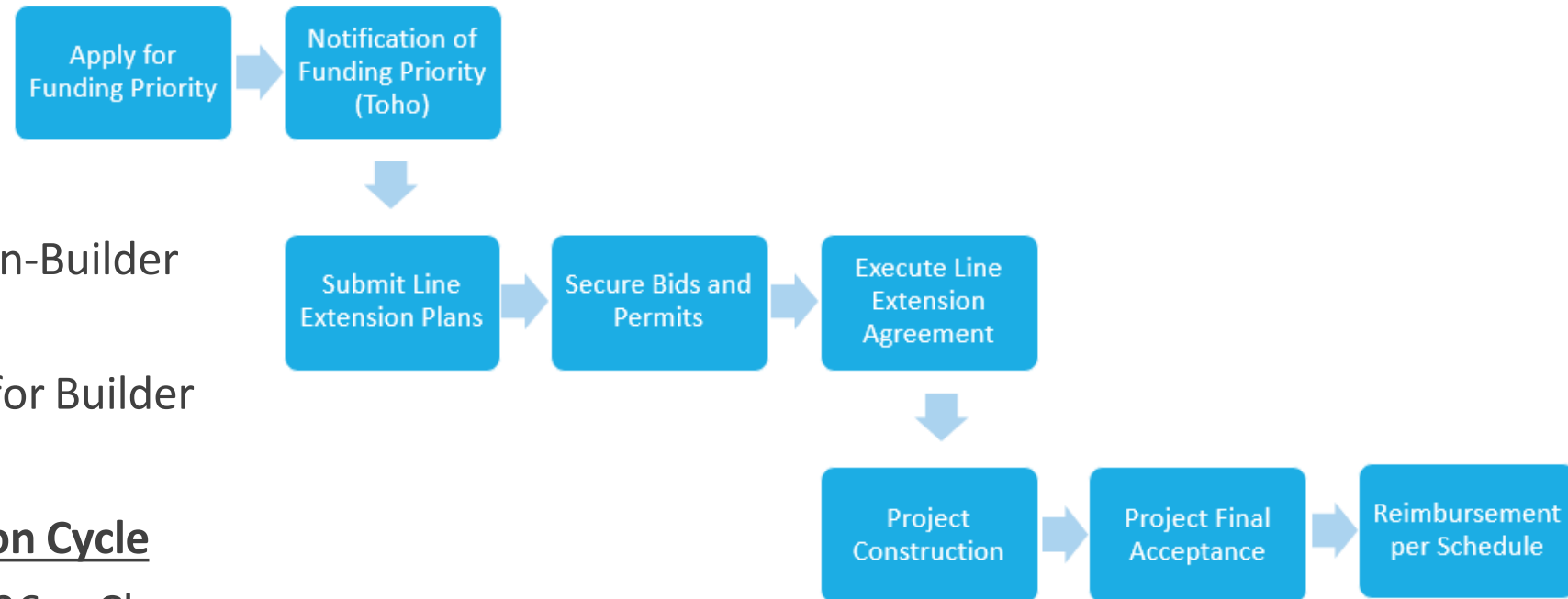
Agenda

- CIAC Utility Line Extension Program Updates
 - Progress Updates
- Other Toho Developer Updates
- Look Ahead Schedule

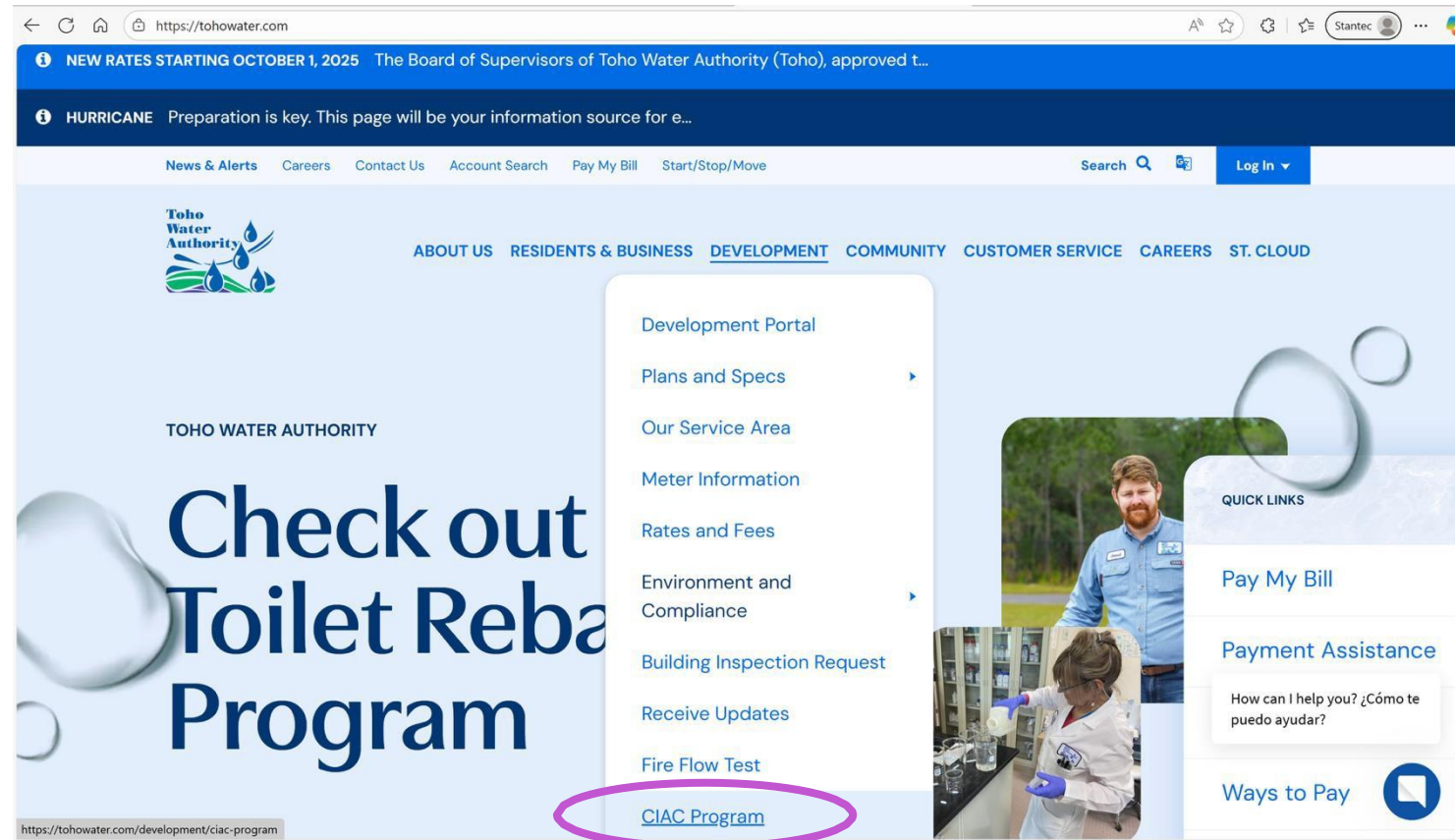
Builder Reimbursement Process

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

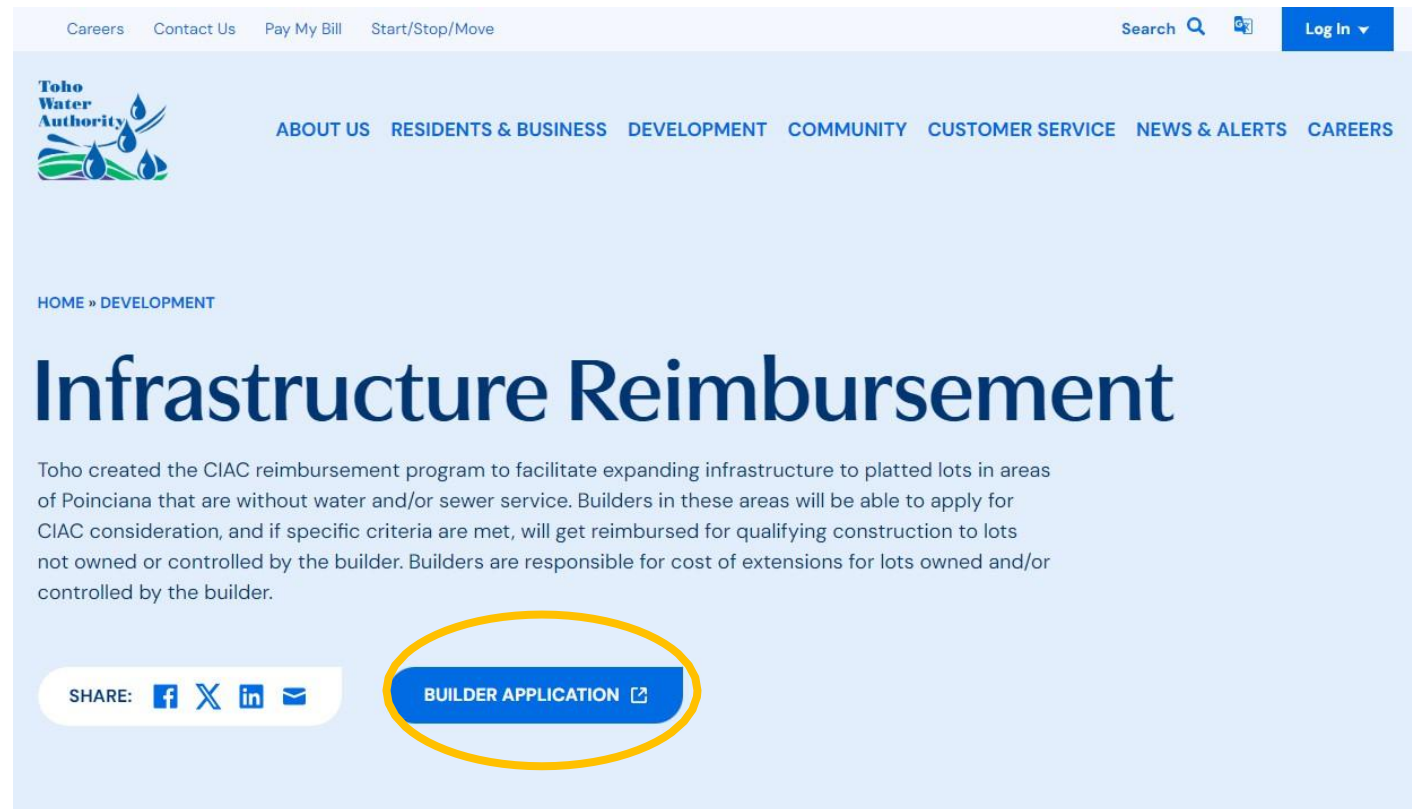


Program Website



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

Online Application Process



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 Close

- 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

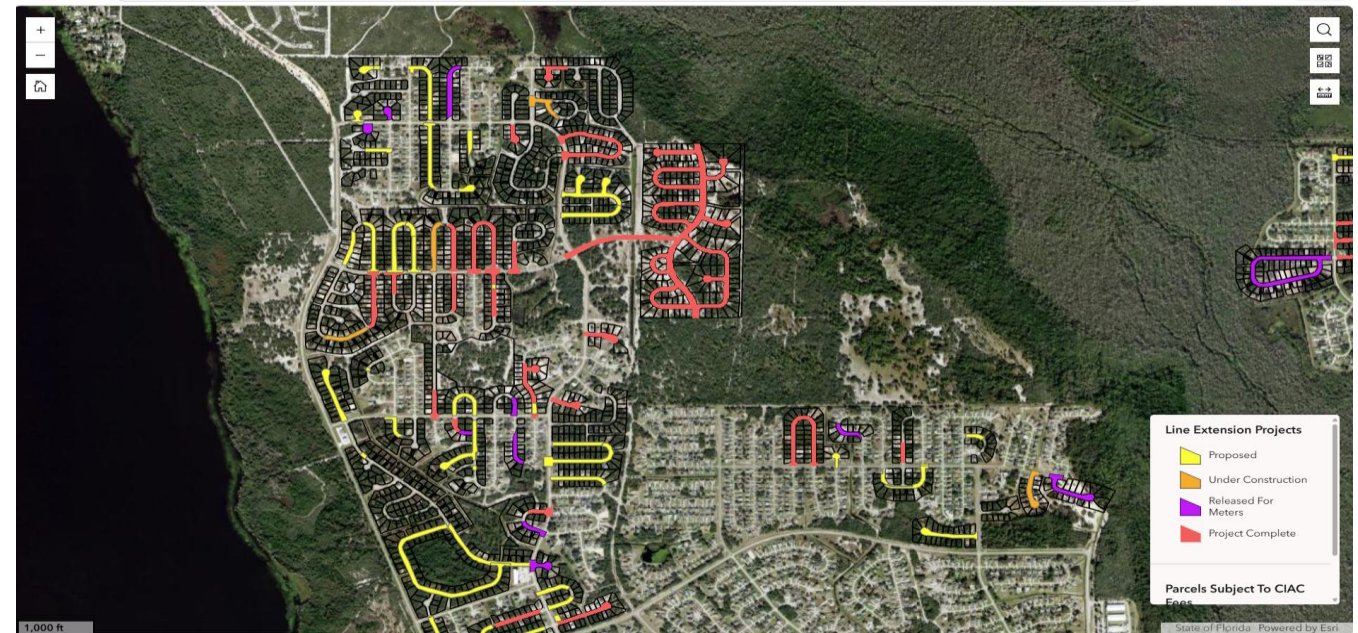
Program Year	Builder Reimbursement	Toho Collected via Customer Connection
FY 2022	\$150,635	\$393,054
FY 2023	\$1,230,036	\$793,174
FY 2024	\$3,114,964	\$1,324,005
FY 2025	\$3,462,117	\$999,595
FY 2026 (Aug 26)	\$2,326,317	\$458,501
Total	\$10,299,374	4,687,986

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, under construction, released for meters and completed projects.
- Builders have latest information for their project schedules



www.tohowater.com/development/infrastructure-reimbursement

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.

Toho Water Authority		Status of CIAC Applications Poinciana Utility Line Extension - Cycle 10 February 2026						
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 last 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
Hillsborough Ct

Builder Project Updates

Construction projects closing/closed

Project Name	Completion Status
Seabass Lane	2026- Closeout Documents
Hillsborough Ct 2	2026- Reimbursement issued
Pickrel Court	2026- Reimbursement issued

Active Construction Projects

Project Name	Completion Status
Alafia Way	Submitted shop drawings
Homosassa Drive #2	In closeout process
Mulberry Ct	In agreements stage
St. Augustine Ct #1 and #2	In agreements stage
Rainbow Ct #1 and #2	Submitted plans for review
Wahneta Drive	Approved plans
Warmouth Lane	Approved plans

Potential Projects – TBD (Continuation)

Project Name	Completion Status
Tench Drive #2	CIAC Application Submitted
Maitland Ct	CIAC Application Submitted
Mediterranean Drive	CIAC Application Submitted
Homosassa Ct #1 and #2	CIAC Application Submitted
Eloise Court	CIAC Application submitted
Vernon Court	CIAC Application Submitted
Vernon Court	CIAC Application Submitted
Stuart Lane	CIAC Application Submitted
Marlin Drive	CIAC Application Submitted
Sarasota Court	CIAC Application Submitted

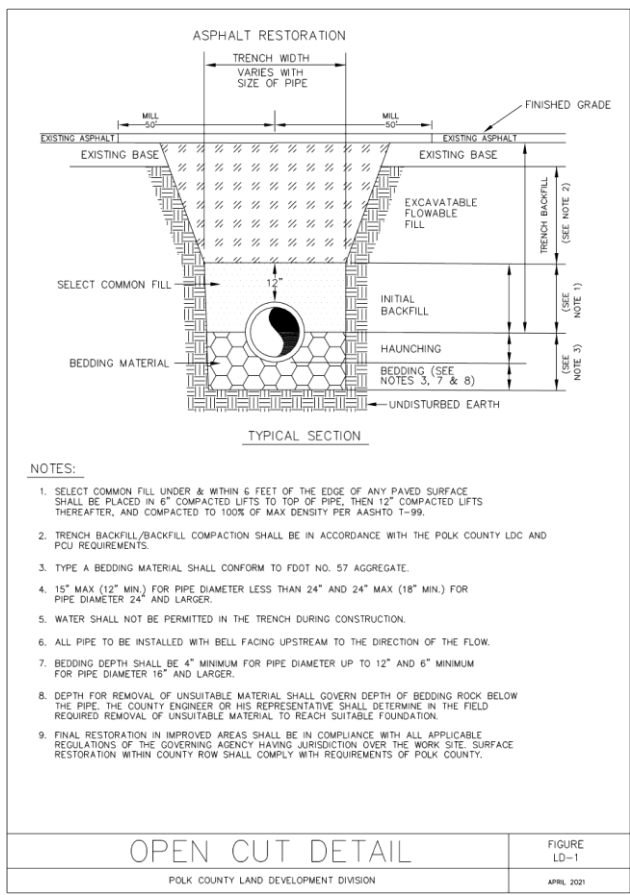
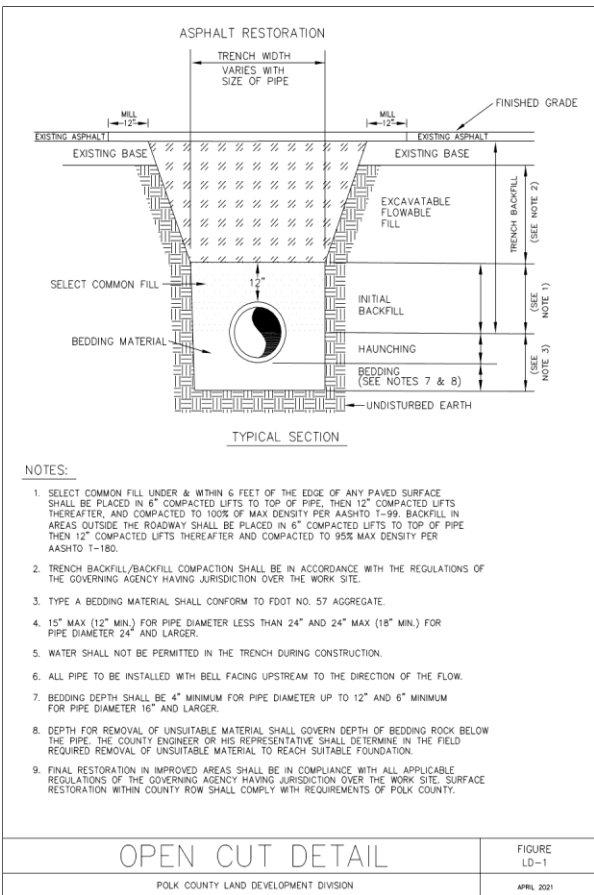
Other Developer Updates

- **CIAC Fees System Development Charges (SDC) Review**
 - Toho remains in the CIAC fee review process, when changes become available, communication will follow. We will not have any changes impacting this application and or submittal cycle.
- **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.
- **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

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				
ADOPTED				
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

- **August 4, 2026- Today**
 - Builder's Meeting
- **August 1, 2026**
 - Builder Project Application Cycle Opens
- **September 14, 2026**
 - Builder Project Application Cycle Ends

For additional resources and information, including future updates and meetings , please visit our CIAC home page at <https://www.tohowater.com/development/ciac-program>

Questions?

CIACBUILDER@TOHOWATER.COM

407.483.3854



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