Tomoka Community Development District

3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817; 407-723-5900
http://tomokacdd.com

The regular meeting of the Board of Supervisors of **Tomoka Community Development District** will be held **Tuesday, July 14, 2026, at 4:00 p.m. at the Hampton Inn, 150 Flagler Plaza Drive, Palm Coast, Florida 32137.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956 **Passcode: 2536 634 0209**
https://pfmcdd.webex.com/join/carvalhov

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consideration of Appointment to Seat #3 Previously held by Amos (Gooch) Cheatham (Term Expires: 11/2026)
2. Administration of Oath of Office to Newly Appointed Board Member
3. Consideration of **Resolution 2026-01, Election of Officers**

General Business Matters

4. Consideration of the Minutes of April 14, 2026, Board of Supervisors' Meeting
5. Public Hearing on the Adoption of the District's Annual Budget
    a. Public Comments and Testimony
    b. Board Comments
    c. Consideration of **Resolution 2026-06, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds**
6. Consideration of **Resolution 2026-07, Levying O&M Assessments and Certifying an Assessment Roll**
7. Consideration of **Resolution 2026-08, Setting Public Hearing on Rules of Procedure** *[suggested date: October 15, 2026]*
8. Consideration of **Resolution 2026-09, Adopting Annual Meeting Schedule**
9. Consideration of **Resolution 2026-10, Declaring Vacancies on the Board for Seat 3, Seat 4, and Seat 5**
10. Review of the Letter from the Supervisor of Elections – Flagler County
11. Review and Acceptance of Fiscal Year 2025 Financial Audit Report
12. Discussion Pertaining to the True-Up Agreement
13. Ratification of LED Lighting Agreement with Florida Power & Lighting Company
14. Ratification of Payment Authorizations 307 – 318
15. Review of District Financial Statements

Other Business

- Staff Reports
    - District Counsel
    - District Engineer
    - District Manager

- Next Meeting: October 15, 2026

- Supervisors Requests & Comments

Adjournment

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Appointment to Seat #3
Previously held by Amos (Gooch) Cheatham
(Term Expires: 11/2026)

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Administration of Oath of Office
to Newly Appointed Board Member

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,____________________________, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF ________________

The foregoing oath was administered before me this ___ day of _______________, 2026, by __________________________________, who personally appeared before me, and is personally known to me or has produced _________________________ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Tomoka Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

____
Notary Public, State of Florida

Print Name: _______________________________

Commission No.: ___________ Expires: ________

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-01,
Election of Officers

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the TOMOKA COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. ___________________________ is elected Chairperson.

Section 2. ___________________________ is elected Vice Chairperson.

Section 3. Vivian Carvalho is elected Secretary.
___________________________ is elected Assistant Secretary.
___________________________ is elected Assistant Secretary.
___________________________ is elected Assistant Secretary.
Kwame Jackson is elected Assistant Secretary.
Venessa Ripoll is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ DAY OF __________________.

ATTEST:

TOMOKA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of April 14, 2026,
Board of Supervisors' Meeting

<u>MINUTES OF MEETING</u>

Tomoka Community Development District
Regular Board of Supervisors Meeting
Tuesday, April 14, 2026, at 4:00 p.m.
Hampton Inn, 150 Flagler Plaza Drive,
Palm Coast, FL 32137

Present and constituting a quorum:

Kelly White	Chairperson
Nika Hosseini	Vice Chairperson
Ida Babazadeh	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager, PFM Group Consulting LLC	
Kwame Jackson	ADM, PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant, PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel, Kutak Rock LLP	(via phone)
Margie Hall	HOA Manager	(via phone)
Dick Smith	Project Manager, ICI Homes	(via phone)

<u>FIRST ORDER OF BUSINESS</u> **Organizational Matters**

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at approximately 4:05 p.m. and roll call was initiated. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

Consideration of Appointment to Seat #3 Previously held by Amos (Gooch) Cheatham (Term Expires: 11/2026)

This item was deferred.

Administration of Oath of Office to Newly Appointed Board Member

This item was deferred.

Consideration of Resolution 2026-01, Election of Officers

This item was deferred.

<u>SECOND ORDER OF BUSINESS</u> **General Business Matters**

Consideration of the Minutes of the January 13, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION by Ms. Hosseini, seconded by Ms. Babazadeh, with all in favor, the Board approved the Minutes of the January 13, 2026, Board of Supervisors' Meeting.

Review of the Letter from the Supervisor of Elections – Flagler County

This item was deferred.

Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Carvalho recommended July 14th, 2026, to hold the Public Hearing which would coincide with the Board meeting. The preliminary budget has been reviewed by the Developer and District Staff. The total budget is set for $477,180.63 and gross assessments will be $348.13 per unit.

There was brief discussion regarding the proposed budget changes.

ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date for July 14th, 2026.

There was brief discussion regarding adjusting the budget. It was noted the budget will be refined as needed prior to the Public Hearing.

Consideration of Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election

Ms. Carvalho noted the District has previously reached the threshold to have Seats on the ballot at the General Election. Seat 1, which is vacant, Seat 4, held by Ms. Babazadeh, and Seat 5, held by Ms. White, will be placed on the ballot for election.

ON MOTION by Ms. Hosseini, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election.

Consideration of Proposals for Canal Cleaning

a. **Chuck Robinson Concrete and Bobcat**
b. **Florida Georgia Aquatic Services**

Ms. Carvalho gave an overview of the two proposals received.

Mr. Smith recommended Chuck Robinson Concrete and Bobcat. It was noted they have previously done work in the District.

ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved the Proposal for Canal Cleaning from Chuck Robinson Concrete and Bobcat.

Ratification of Series 2017 Bonds Requisition No. 4

The Board reviewed the requisition. It was noted this was already approved and is solely for ratification.

ON MOTION by Ms. Babazadeh, seconded by Ms. Hosseini, with all in favor, the Board ratified the Series 2017 Bonds Requisition No. 4.

Ratification of Series 2025 Bonds Requisition No. 1

The Board reviewed the requisition. It was noted this was already approved and is solely for backup for Requisition No. 4.

Ratification of Payment Authorizations 295 – 306

The Board reviewed the payment authorizations.

Ms. Carvalho noted these are for standard District expenses.

There was brief discussion regarding the previous Florida Power expense. It was noted it was assumed to be the cost of the lease. Ms. Glasgow will follow up.

ON MOTION by Ms. Hosseini, seconded by Ms. Babazadeh, with all in favor, the Board ratified Payment Authorizations 295-306.

Review of District Financials

The Board reviewed the District Financials as of February 2026.

No action was required.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Ms. Buchanan noted the sovereign immunity thresholds have increased. This may increase insurance costs.

There was brief discussion regarding the amendment to the True Up agreement. This will be brought to the next Board meeting for review.

District Engineer – Mr. Smith gave an overview of an emergency stormwater pipe repair needed. Two proposals have been received. It was recommended to approve a not to exceed amount. Mr. Smith gave an overview of the scope of work.

> ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved a not-to-exceed amount of $52,771.00, for the stormwater pipe replacement.

District Manager – Ms. Carvalho noted the next meeting is scheduled for July 16, 2026. It was noted this will include the Public Hearing on the budget.

<u>FOURTH ORDER OF BUSINESS</u> **Audience Comments and Supervisors' Requests**

There were no audience comments or supervisor requests at this time.

<u>FIFTH ORDER OF BUSINESS</u> **Adjournment**

There was no further business to discuss.

> ON MOTION by Ms. White, seconded by Ms. Babazadeh, with all in favor, the Board adjourned the April 14, 2026, Board of Supervisors' Meeting at approximately 4:20 p.m.

____________________________ ____________________________
Secretary/Assistant Secretary Chairperson/Vice Chairperson

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Public Hearing on the Adoption of the District's Annual Budget

a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds

RESOLUTION 2026 - 06

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Tomoka Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, https://tomokacdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tomoka Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

ATTEST:	**TOMOKA COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Tomoka CDD

FY27 Proposed Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

EXHIBIT A

Tomoka Community Development District

Proposed Fiscal Year 2027 Annual Operational & Maintenance Budget

	Actual Through 2/28/26	Anticipated March - Sept	Anticipated FY 2026 Total	Adopted FY 2026 Budget	Proposed FY 2027 Budget
Revenues					
Maintenance Assessments	$ 376,450.00	$ 19,841.00	$ 396,291.00	$ 396,291.00	$ 414,944.04
Off Roll Assessments (Master)	32,917.32	32,913.48	65,830.80	65,830.80	62,236.59
Interest Income	177.66	-	177.66	-	-
TOTAL NET REVENUE	**$ 409,544.98**	**$ 52,754.48**	**$ 462,299.46**	**$ 462,121.80**	**$ 477,180.63**
Master - Administration					
Supervisor Fees	$ -	$ -	$ -	$ 1,600.00	$ 1,600.00
Public Official Insurance	3,607.00	-	3,607.00	3,828.00	4,328.40
Trustee Fees	2,244.80	3,755.20	6,000.00	6,000.00	6,000.00
District Management Fees	10,625.00	14,875.00	25,500.00	25,500.00	25,500.00
Management Fees - Field	8,333.35	11,666.65	20,000.00	20,000.00	20,000.00
Engineering Fees	-	1,000.00	1,000.00	1,000.00	1,000.00
Disclosure Agent	2,625.00	7,875.00	10,500.00	10,500.00	10,500.00
District Counsel	465.00	2,035.00	2,500.00	2,500.00	2,500.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Reamortization Schedule	-	500.00	500.00	500.00	500.00
Audit Fees	-	6,200.00	6,200.00	4,200.00	6,400.00
Arbitrage	-	-	-	1,000.00	500.00
Tax Document Preparation Fee	-	16.84	16.84	22.00	22.00
Travel & Per Diem	-	-	-	250.00	-
Legal Advertising	109.17	110.00	219.17	2,500.00	500.00
Meeting Room	-	400.00	400.00	250.00	400.00
Web Site	1,025.00	1,915.00	2,940.00	2,940.00	2,940.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	0.74	5.00	5.74	147.00	147.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Total Master - Administration	**$ 44,210.06**	**$ 50,353.69**	**$ 94,563.75**	**$ 97,912.00**	**$ 98,012.40**
Master - Collector Road					
Electric	$ 3,033.90	$ 2,022.60	$ 5,056.50	$ 23,160.00	$ 23,059.60
Lake Maintenance	-	1,050.00	1,050.00	1,800.00	1,800.00
Lake Bank Landscape Maintenance	-	11,270.00	11,270.00	19,320.00	19,320.00
Total Master - Collector Road	**$ 3,033.90**	**$ 14,342.60**	**$ 17,376.50**	**$ 44,280.00**	**$ 44,179.60**
TOTAL MASTER	**$ 47,243.96**	**$ 64,696.29**	**$ 111,940.25**	**$ 142,192.00**	**$ 142,192.00**
Neighborhood					
Electric	$ 39,338.96	$ 26,225.97	$ 65,564.93	$ 100,000.00	$ 100,000.00
Stormwater R&M (Canal Maintenance)	3,550.00	36,450.00	40,000.00	40,000.00	40,000.00
General Insurance	4,688.00	-	4,688.00	4,976.00	5,625.60
Crime Insurance	500.00	-	500.00	500.00	600.00
Lake Fountain & Maintenance	5,373.48	8,750.00	14,123.48	15,000.00	15,000.00
Lake Maintenance	22,500.00	31,500.00	54,000.00	61,740.00	61,740.00
Lake Bank Landscape Maintenance	43,365.00	60,557.00	103,922.00	84,492.00	84,492.00
Repairs & Maintenance (General / Contingency)	3,933.71	9,288.09	13,221.80	13,221.80	27,531.03
Total Neighborhood	**$ 123,249.15**	**$ 172,771.06**	**$ 296,020.21**	**$ 319,929.80**	**$ 334,988.63**
TOTAL NEIGHBORHOOD	**$ 123,249.15**	**$ 172,771.06**	**$ 296,020.21**	**$ 319,929.80**	**$ 334,988.63**
TOTAL BUDGET	**$ 170,493.11**	**$ 237,467.35**	**$ 407,960.46**	**$ 462,121.80**	**$ 477,180.63**

Tomoka CDD
FY 2027 O&M Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$348.13	$348.13	$ (0.00)

Tomoka Community Development District
O & M Budget Item Description FY 2027

Budget Item Description

Revenues:

On Roll Maintenance Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as "Off-Roll Assessments."

Neighborhood Carry Forward

Unused income from a prior year which is available as cash for the current year.

Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to $200.00 per meeting. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management Fees

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Field Management

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

Tomoka Community Development District

O & M Budget Item Description FY 2027

Engineering Fees

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Document Preparation Fee

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Travel & Per Diem

Travel to and from meetings as related to the District.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Meeting Room

Fee charged for renting a room for the monthly advertised meeting.

Web Site Maintenance

Web site maintenance fee.

Office Miscellaneous

Other administrative expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Master – Collector Road

Electric

Electricity to maintain district property.

Lake Maintenance

Maintenance of lake owned by District.

Lake Bank Landscape Maintenance

Maintenance of lake owned by District.

Neighborhood

Electric

Electricity to maintain district property.

Stormwater R&M (Canal Maintenance)

Expenses related to the effort to reduce runoff of rainwater into streets and lawns.

General Insurance

General liability insurance.

Crime Insurance

Crime insurance protects the District from financial loss due to theft, fraud, or other dishonest acts involving district funds or assets.

Lake Fountain & Maintenance

Maintenance of lake fountain.

Lake Maintenance

Maintenance of lake owned by District.

General Repair and Maintenance

Repair for items on District property.

Lake Bank Landscape Maintenance

Maintenance of lake owned by District.

R&M Contingency

Other expenses incurred throughout the year.

Tomoka CDD
Proposed Debt Service Fund Budget
Special Assessment Bonds FY 2027
"Exhibit B"

Description	FY 2027 Budget
Revenues:	
Special Assessments	$3,663,340
Total Revenues	$3,663,340
Expenditures:	
Series 2017 - Interest 11/1/26	$297,359
Series 2017 - Interest 5/1/27	$297,359
Series 2017 - Principal 5/1/27	$540,000
Series 2025 - Interest 11/1/26	$629,249
Series 2025 - Interest 5/1/27	$629,249
Series 2025 - Principal 5/1/27	$365,000
Total Expenditures	$2,758,216
Excess Revenues / (Expenditures)	**$905,124**
Series 2017 - 11/1/27 Interest	$283,859.38
Series 2025 - 11/1/27 Interest	$621,264.38

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-07,
Levying O&M Assessments and Certifying
an Assessment Roll

RESOLUTION 2026 - 07
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tomoka Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Flagler County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable [**(OPTION 1)** on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027][**(OPTION 2)** in full on **[DATE]**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **[#]**% due no later than **[DATE]**, **[#]**% due no later than **[DATE]** and **[#]**% due no later than

[DATE][**(OPTION 3)**] In full on October 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2026, 25% due no later than January 1, 2027, 25% due no later than April 1, 2027, and 25% due no later than July 1, 2027].

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on [**(OPTION 1) [December 1, 2026]**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager][**(OPTION 2) [DATE]**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: **[#]**% due no later than **[DATE]**, **[#]**% due no later than **[DATE]** and **[#]**% due no later than **[DATE]**.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the

date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

ATTEST:	**TOMOKA COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________________
Secretary / Assistant Secretary	
	Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Tomoka Community Development District
Approved Proposed Fiscal Year 2027 Annual Operational & Maintenance Budget

	Approved Proposed FY 2027 Budget
Revenues	
Maintenance Assessments	$ 414,944.04
Off Roll Assessments (Master)	62,236.59
TOTAL NET REVENUE	**$ 477,180.63**
Master - Administration	
Supervisor Fees	$ 1,600.00
Public Official Insurance	4,328.40
Trustee Fees	6,000.00
District Management Fees	25,500.00
Management Fees - Field	20,000.00
Engineering Fees	1,000.00
Disclosure Agent	10,500.00
District Counsel	2,500.00
Assessment Administration	15,000.00
Reamortization Schedule	500.00
Audit Fees	6,400.00
Arbitrage	500.00
Tax Document Preparation Fee	22.00
Legal Advertising	500.00
Meeting Room	400.00
Web Site	2,940.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	147.00
Dues, Licenses & Fees	175.00
Total Master - Administration	**$ 98,012.40**
Master - Collector Road	
Electric	$ 23,059.60
Lake Maintenance	1,800.00
Lake Bank Landscape Maintenance	19,320.00
Total Master - Collector Road	**$ 44,179.60**
TOTAL MASTER	**$ 142,192.00**
Neighborhood	
Electric	$ 100,000.00
Stormwater R&M (Canal Maintenance)	40,000.00
General Insurance	5,625.60
Crime Insurance	600.00
Lake Fountain & Maintenance	15,000.00
Lake Maintenance	61,740.00
Lake Bank Landscape Maintenance	84,492.00
Repairs & Maintenance (General / Contingency)	27,531.03
Total Neighborhood	**$ 334,988.63**
TOTAL NEIGHBORHOOD	**$ 334,988.63**
TOTAL BUDGET	**$ 477,180.63**

Tomoka CDD
Proposed Debt Service Fund Budget
Special Assessment Bonds FY 2027
"Exhibit B"

Description	FY 2027 Budget
Revenues:	
Special Assessments	$3,663,340
Total Revenues	$3,663,340
Expenditures:	
Series 2017 - Interest 11/1/26	$297,359
Series 2017 - Interest 5/1/27	$297,359
Series 2017 - Principal 5/1/27	$540,000
Series 2025 - Interest 11/1/26	$629,249
Series 2025 - Interest 5/1/27	$629,249
Series 2025 - Principal 5/1/27	$365,000
Total Expenditures	$2,758,216
Excess Revenues / (Expenditures)	**$905,124**
Series 2017 - 11/1/27 Interest	$283,859.38
Series 2025 - 11/1/27 Interest	$621,264.38

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
03-13-31-5120-2AF01-0010	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0020	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0030	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0040	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0050	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0060	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0090	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0100	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0110	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0120	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0180	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0220	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0230	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0250	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0260	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0270	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0280	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0290	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0300	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0400	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0410	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0420	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0430	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
03-13-31-5120-2AF01-0440	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0450	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0460	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0470	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0480	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0490	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0500	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0510	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0520	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0530	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0540	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0550	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0560	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0570	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0580	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0590	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0600	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0610	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0620	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0630	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0640	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0650	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0660	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0670	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0680	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0690	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0700	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0710	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0720	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0730	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0740	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0750	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0760	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0770	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0780	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0790	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0800	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0810	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0820	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0830	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0840	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF01-0850	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0860	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
03-13-31-5120-2AF01-0870	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0880	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0890	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF01-0900	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-0910	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-0920	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0930	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0940	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0950	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0960	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0970	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0980	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-0990	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1000	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1060	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1100	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1110	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1120	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1180	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1220	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1230	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1250	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1260	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1270	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1280	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1290	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF02-1300	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1400	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1410	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1420	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1430	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1440	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1450	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1460	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1470	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1480	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1490	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1500	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1510	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1520	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF02-1530	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF02-1540	$ 348.13	$ -	$ 779.74		$ 1,127.87
03-13-31-5120-2AF03-0010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0060	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0100	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0110	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0120	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0180	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF03-0190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0220	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0230	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0250	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0260	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0270	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0280	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0290	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0300	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0400	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0410	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0420	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0430	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0440	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0450	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0460	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0470	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0480	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0490	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0500	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0510	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0520	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0530	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0540	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0550	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0560	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0570	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0580	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0590	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0600	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF03-0610	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF03-0620	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0060	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0100	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0110	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0120	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0180	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0220	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0230	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0250	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0260	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0270	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0280	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0290	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0300	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0400	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0410	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0420	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF04-0430	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0440	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0450	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0460	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0470	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0480	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0490	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0500	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0510	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0520	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0530	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0540	$ 696.26	$ -	$ 1,851.87		$ 2,548.13
03-13-31-5120-2AF04-0560	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0570	$ 696.26	$ -	$ 1,851.87		$ 2,548.13
03-13-31-5120-2AF04-0590	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0600	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0610	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0620	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0630	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0640	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0650	$ 696.26	$ -	$ 1,851.87		$ 2,548.13
03-13-31-5120-2AF04-0670	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0680	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0690	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0700	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0710	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0720	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0730	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0740	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0750	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0760	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0770	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0780	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0790	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0800	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0810	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0820	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0830	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0840	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0850	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0860	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0870	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0880	$ 696.26	$ -	$ 1,851.87		$ 2,548.13

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF04-0900	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0910	$ 696.26	$ -	$ 1,851.87		$ 2,548.13
03-13-31-5120-2AF04-0930	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0940	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0950	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0960	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0970	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0980	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-0990	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1000	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1060	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF04-1090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0100	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0110	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0120	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0180	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0220	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0230	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0250	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF05-0260	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0270	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0280	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0290	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0300	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0400	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0410	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0420	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0430	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0440	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0450	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0460	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0470	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0480	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0490	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0500	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0510	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0520	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0530	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0540	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0550	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0560	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0570	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0580	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0590	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0600	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0610	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0620	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0630	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0640	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0650	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0660	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0670	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0680	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF05-0690	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0700	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0710	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0720	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0730	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0740	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0750	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0770	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0780	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0790	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0800	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0810	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0820	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0830	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0840	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0850	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0860	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0870	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0880	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0890	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0900	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0910	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0920	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0930	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0940	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0950	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0960	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0970	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0980	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-0990	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1000	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1010	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1020	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1030	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1040	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1050	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1060	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1070	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1080	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1090	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1100	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1110	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1120	$ 348.13	$ -	$ 925.93		$ 1,274.06

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
03-13-31-5120-2AF05-1130	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1140	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1150	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1160	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1170	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1180	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1190	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1200	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1210	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1220	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1230	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1240	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1250	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1260	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1270	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1280	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1290	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1300	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1310	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1320	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1330	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1340	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1350	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1360	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1370	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1380	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1390	$ 348.13	$ -	$ 925.93		$ 1,274.06
03-13-31-5120-2AF05-1400	$ 348.13	$ -	$ 925.93		$ 1,274.06
09-13-31-5120-2A12A-0010	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0020	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0030	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0040	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0050	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0060	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0070	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0080	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0090	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0100	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0110	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0120	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0130	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0140	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0150	$ 348.13	$ 1,531.59	$ -		$ 1,879.72

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2A12A-0160	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0170	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0180	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0190	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0200	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0210	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0220	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0230	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0240	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0250	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0260	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0270	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0280	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0290	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0300	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0310	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0320	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0330	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0340	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0350	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0360	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0370	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0380	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0390	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0400	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0410	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0420	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0430	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0440	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0450	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0460	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0470	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0480	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0490	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0500	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0510	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0520	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0530	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0540	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0550	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0560	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0570	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0580	$ 348.13	$ 1,531.59	$ -		$ 1,879.72

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
09-13-31-5120-2A12A-0590	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0600	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0610	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0620	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0630	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0640	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0650	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0660	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0670	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0680	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0690	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0700	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0710	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0720	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0730	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0740	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0750	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0760	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0770	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0780	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0790	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0800	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0810	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0820	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0830	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0840	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0850	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0860	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0870	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0880	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0890	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0900	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0910	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0920	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0930	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0940	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0950	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0960	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0970	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0980	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-0990	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-1000	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-1010	$ 348.13	$ 1,531.59	$ -		$ 1,879.72

Tomoka CDD
Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2A12A-1020	$ 348.13	$ 1,531.59	$ -		$ 1,879.72
09-13-31-5120-2A12A-1030	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1040	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1050	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1060	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1070	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1080	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1090	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1100	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1110	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1120	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1130	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1140	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1150	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1160	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1170	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1180	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1190	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1200	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1210	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1220	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1230	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1240	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1250	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1260	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1270	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1280	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1290	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1300	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12A-1310	$ 348.13	$ 1,759.47	$ -		$ 2,107.60
09-13-31-5120-2A12B-0010	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0020	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0030	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0040	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0050	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0060	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0070	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0080	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0090	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0100	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0110	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0120	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0130	$ 348.13	$ -	$ 1,169.55		$ 1,517.68

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Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2A12B-0140	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0150	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0160	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0170	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0180	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0190	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0200	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0210	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0220	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0230	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0240	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2A12B-0250	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
09-13-31-5120-2AF08-0010	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0020	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0030	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0040	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0050	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0060	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0070	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0080	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0090	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0100	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0110	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0120	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0130	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0140	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0150	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0160	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0170	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0180	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0190	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0200	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0210	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0220	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0230	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0240	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0250	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0260	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0270	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0280	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0290	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0300	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0310	$ 348.13	$ -	$ 1,373.97		$ 1,722.10

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Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF08-0320	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0330	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0340	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0350	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0360	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0370	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0380	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0390	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0400	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0410	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0420	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0430	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0440	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0450	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0460	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0470	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0480	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0490	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0500	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0510	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0520	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0530	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0540	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0550	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0560	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0570	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0580	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0590	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0600	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0610	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0620	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0630	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0640	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0660	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0670	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0680	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0690	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0700	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0710	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0720	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0730	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0740	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0750	$ 348.13	$ -	$ 1,373.97		$ 1,722.10

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Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF08-0760	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF08-0770	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0780	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0790	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0800	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0810	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0820	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0830	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0840	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0850	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0860	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0870	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0880	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0890	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0900	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0910	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0920	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0930	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0940	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0950	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF08-0960	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0010	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0020	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0030	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0040	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0050	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0060	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0070	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0080	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0090	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0100	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0110	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0120	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0130	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0140	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0150	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0160	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0170	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0180	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0190	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0200	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0210	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0220	$ 348.13	$ -	$ 1,578.41		$ 1,926.54

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Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF09-0230	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0240	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0250	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0260	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0270	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0280	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0290	$ 348.13	$ -	$ -		$ 348.13
09-13-31-5120-2AF09-0300	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0310	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
09-13-31-5120-2AF09-0320	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0330	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0340	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0350	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0360	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0370	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0380	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0390	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0400	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0410	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0420	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0430	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0440	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0450	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0460	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0470	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0480	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0490	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0500	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0510	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0520	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0530	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0540	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0550	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0560	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0570	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0580	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0590	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0600	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0610	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0620	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0630	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0640	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF09-0650	$ 348.13	$ -	$ 1,373.97		$ 1,722.10

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF09-0660	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
09-13-31-5120-2AF13-0010	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0020	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0030	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0040	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0050	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0060	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0070	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0080	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0090	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0100	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0110	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0120	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0130	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0140	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0150	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0160	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0170	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0180	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0190	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0200	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0210	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0220	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0230	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0240	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0250	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0260	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0270	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0280	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0300	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0310	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0320	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0330	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0340	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0350	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0360	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0370	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0380	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0390	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0400	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0410	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0420	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0430	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF13-0440	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0450	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0460	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0470	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0480	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0490	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0500	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0510	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0520	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0530	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0540	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0550	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0560	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0580	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0590	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0600	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0610	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0620	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0630	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0640	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0650	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0660	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0670	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0680	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0690	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0700	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0710	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0720	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0730	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0740	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0750	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0760	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0770	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0780	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0790	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0800	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0810	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0820	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0830	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0840	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0850	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0860	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0870	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
09-13-31-5120-2AF13-0880	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0890	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0900	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0910	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0920	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0930	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0940	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0950	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0960	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0970	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0980	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-0990	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1000	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1010	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1020	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1030	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1040	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1050	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1060	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1070	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1080	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1090	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1100	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1110	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1120	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1130	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1140	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1150	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1160	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1170	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1180	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1190	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1200	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1210	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1220	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1230	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1240	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1250	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1260	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1270	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1280	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1290	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1300	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF13-1310	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF13-1320	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0010	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0020	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0030	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0040	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0050	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0060	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0070	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0080	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0090	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0100	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0110	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0120	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0130	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0140	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0150	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0160	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0170	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0180	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0190	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0200	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0210	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0220	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0230	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0240	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0250	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0260	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0270	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0280	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0290	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0300	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0310	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0320	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0330	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0340	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0350	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0360	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0370	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0380	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0390	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0400	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0410	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
09-13-31-5120-2AF9B-0420	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0430	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0440	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0450	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0460	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0470	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0480	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0490	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0500	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0510	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0520	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0530	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0540	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0550	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0560	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0570	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0580	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0590	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0600	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0610	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0620	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0630	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0640	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0650	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0660	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0670	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0680	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0690	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0700	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0710	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0720	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0730	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0740	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0750	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0760	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0770	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0780	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0790	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0800	$ 348.13	$ -	$ 975.34		$ 1,323.47
09-13-31-5120-2AF9B-0810	$ 348.13	$ -	$ 975.34		$ 1,323.47
10-13-31-5120-2AF06-0010	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0020	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0030	$ 348.13	$ -	$ 1,782.87		$ 2,131.00

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
10-13-31-5120-2AF06-0040	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0050	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0060	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0070	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0080	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0090	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0100	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0110	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0120	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0130	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0140	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0150	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0160	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0170	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0180	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0190	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0200	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0210	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0220	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0230	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0240	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0250	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0260	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0270	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0280	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0290	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0300	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0310	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0320	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0330	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0340	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0350	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0360	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0370	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0380	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0390	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0400	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0410	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0420	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0430	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0440	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0450	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
10-13-31-5120-2AF06-0460	$ 348.13	$ -	$ 1,782.87		$ 2,131.00

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
10-13-31-5120-2AF06-0470	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0480	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0490	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0500	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0510	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0520	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0530	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0540	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0550	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0560	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0570	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0580	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0590	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0600	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0610	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0620	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0630	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0640	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0660	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0670	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0680	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0690	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0700	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0710	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0720	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
10-13-31-5120-2AF06-0730	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
16-13-31-5120-2AF07-0010	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0020	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0030	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0040	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0050	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0060	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0070	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0080	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0090	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0100	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0110	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0120	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0130	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0140	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0150	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0160	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0170	$ 348.13	$ -	$ 1,373.97		$ 1,722.10

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
16-13-31-5120-2AF07-0180	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0190	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0200	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0210	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0220	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0230	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0240	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0250	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0260	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0270	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0280	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0290	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0300	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0310	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0320	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0330	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0340	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0350	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0360	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0370	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0380	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0390	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0400	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0410	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0420	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0430	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0440	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0450	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0460	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0470	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0480	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0490	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0500	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0510	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0520	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0530	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0540	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0550	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0560	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0570	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0580	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0590	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0600	$ 348.13	$ -	$ 1,169.55		$ 1,517.68

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
16-13-31-5120-2AF07-0610	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0620	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0630	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0640	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0650	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0660	$ 348.13	$ -	$ 1,169.55		$ 1,517.68
16-13-31-5120-2AF07-0670	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0680	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0690	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0700	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0710	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0720	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
16-13-31-5120-2AF07-0730	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0740	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0750	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0760	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0770	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0780	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0790	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0800	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0810	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
16-13-31-5120-2AF07-0820	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0830	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0840	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0850	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0860	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0870	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0880	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0890	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0900	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0910	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0920	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0930	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0940	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0950	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0960	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0970	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0980	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-0990	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1000	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1010	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1020	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1030	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD					
Fiscal Year 2027 Assessment Roll					
Parcel ID	**O&M**	**Series 2025**	**Series 2017**		**Total Assessments**
16-13-31-5120-2AF07-1040	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1050	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1060	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1070	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1080	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1090	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1100	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1110	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1120	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1130	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1140	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1150	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1160	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1170	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1180	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1190	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1200	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1210	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1220	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1230	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1240	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1250	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1260	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1270	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1280	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1290	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1300	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1310	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1320	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1330	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1340	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1350	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1360	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1370	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1380	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1390	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1400	$ 348.13	$ -	$ 975.34		$ 1,323.47
16-13-31-5120-2AF07-1410	$ 348.13	$ -	$ 975.34		$ 1,323.47
	$ 348.13	$ -	$ 925.93		$ 1,274.06
	$ 348.13	$ -	$ 1,373.97		$ 1,722.10
	$ 348.13	$ -	$ 1,578.41		$ 1,926.54
	$ 348.13	$ -	$ 975.34		$ 1,323.47
	$ 348.13	$ -	$ 975.34		$ 1,323.47

Tomoka CDD

Fiscal Year 2027 Assessment Roll

Parcel ID	O&M	Series 2025	Series 2017		Total Assessments
	$ 348.13	$ -	$ 1,782.87		$ 2,131.00
	$ 348.13	$ -	$ 925.93		$ 1,274.06
	$ 419,148.52	$ 207,246.81	$ 1,178,095.73		$ 1,804,491.06
	$ 25,148.91	$ 12,434.81	$ 70,685.74		$ 108,269.46
	$ 393,999.61	$ 194,812.00	$ 1,107,409.99		$ 1,696,221.60

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-08, Setting Public Hearing on Rules of Procedure [suggested date: October 15, 2026]

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Tomoka Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District's Rules of Procedure on _______________, 2026, at ____:____ __.m., at the Hampton Inn, 150 Flagler Plaza Drive, Palm Coast, Florida, 32137.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:

TOMOKA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson, Board of Supervisors

TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-09,
Adopting Annual Meeting Schedule

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027

WHEREAS, the Tomoka Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF JULY 2026.

ATTEST:	**TOMOKA COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

October 15, 2026
January 21, 2027
April 15, 2027
July 15, 2027

All meetings will convene at 4:00 p.m. at 150 Flagler Plaza Drive, Palm Coast, FL, 32137

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2026-10,
Declaring Vacancies on the Board for
Seat 3, Seat 4, and Seat 5

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 3, 4 AND 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tomoka Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 3, 4, and 5; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seats are hereby declared vacant effective as of November 3, 2026:

Seat #3 (currently Vacant)
Seat #4 (currently held by Ida Babazadeh)
Seat #5 (currently held by Kelly White)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July 2026.

ATTEST:

TOMOKA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Review of the Letter from Supervisor of
Elections – Flagler County

Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.gov

April 15, 2026

Vivian Carvalho
Senior District Manager
PFM Group Consulting, LLC
3501 Quadrangle Blvd, Ste 270
Orlando, Florida 32817

RE: CDD Registered Voters

Dear Vivian Carvalho:

Per your request, in accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the Tomoka Community Development District as of April 15, 2026, is **1,598**.

According to Florida Statute 190.006 (3)(b), you will need to publish the qualifying period for candidates to run for Seats 3, 4, and 5:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

Candidate Qualifying for the 2026 Election will be from Noon, June 8, 2026, through Noon, June 12, 2026. Any qualified elector of the district can file paperwork starting May 26, 202. Interested individuals can contact the Flagler County Elections Office to obtain the necessary paperwork to file to run for office.

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart
Supervisor of Elections

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Review and Acceptance of
Fiscal Year 2025 Financial Audit Report

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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May 28, 2026

To the Board of Supervisors
Tomoka Community Development District
Flagler County, Florida

We have audited the financial statements of Tomoka Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 28, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:
- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable**:

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Districts's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida.* If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA

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CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tomoka Community Development District
Flagler County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tomoka Community Development District, Flagler County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($3,375,606).

- The change in the District's total net position in comparison with the prior fiscal year was ($1,069,253), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $3,418,551, an increase of $1,559,916 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 3,443,653	$ 1,885,636
Capital assets, not being depreciated	28,918,037	7,705,208
Total assets	32,361,690	9,590,844
Liabilities, excluding long-term liabilities	814,385	296,884
Long-term liabilities	34,922,911	11,600,313
Total liabilities	35,737,296	11,897,197
Net Position		
Net investment in capital assets	(5,971,775)	(3,893,364)
Restricted for debt service	2,460,279	1,440,954
Unrestricted	135,890	146,057
Total net position	$ (3,375,606)	$ (2,306,353)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issue costs and an increase in interest expense due to bonds issued during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,590,783	$ 1,539,503
Operating grants and contributions	120,865	93,025
Capital grants and contributions	8,205	89
General revenues		
Interest income	1,409	1,655
Miscellaneous income	4,976	-
Total revenues	1,726,238	1,634,272
Expenses:		
General government	82,321	82,907
Maintenance and operations	712,315	648,115
Interest	1,422,402	669,372
Bond issuance costs	578,453	-
Total expenses	2,795,491	1,400,394
Change in net position	(1,069,253)	233,878
Net position - beginning	(2,306,353)	(2,540,231)
Net position - ending	$ (3,375,606)	$ (2,306,353)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,795,491. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The increase in current fiscal year expenses is primarily the result of an increase in interest expense and bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to adjust the allocation of appropriations among line items; total revenues and appropriations were not changed. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $34,084,913 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $5,166,876 has been taken, which resulted in a net book value of $28,918,037. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $35,085,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Tomoka Community Development District's Finance Department at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 142,255
Investments	10,582
Assessments receivable	7,067
Interest receivable	11,976
Prepaid items	2,245
Restricted assets:	
Investments	3,269,528
Capital assets:	
Nondepreciable	23,110,891
Depreciable, net	5,807,146
Total assets	32,361,690
LIABILITIES	
Accounts payable	25,102
Accrued interest payable	789,283
Non-current liabilities:	
Due within one year	865,000
Due in more than one year	34,057,911
Total liabilities	35,737,296
NET POSITION	
Net investment in capital assets	(5,971,775)
Restricted for debt service	2,460,279
Unrestricted	135,890
Total net position	$ (3,375,606)

See notes to the financial statements

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 82,321	$ 82,321	$ -	$ -	$ -
Maintenance and operations	712,315	329,962	-	8,205	(374,148)
Interest on long-term debt	1,422,402	1,178,500	120,865	-	(123,037)
Bond issuance costs	578,453	-	-	-	(578,453)
Total governmental activities	2,795,491	1,590,783	120,865	8,205	(1,075,638)
General revenues:					
Unrestricted investment earnings					1,409
Miscellaneous income					4,976
Total general revenues					6,385
Change in net position					(1,069,253)
Net position - beginning					(2,306,353)
Net position - ending					$ (3,375,606)

See notes to the financial statements

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 142,255	$ -	$ -	$ 142,255
Investments	10,582	3,236,540	32,988	3,280,110
Assessments receivable	4,976	2,091	-	7,067
Interest receivable	934	10,931	111	11,976
Prepaid items	2,245	-	-	2,245
Total assets	$ 160,992	$ 3,249,562	$ 33,099	$ 3,443,653
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 25,102	$ -	$ -	$ 25,102
Total liabilities	25,102	-	-	25,102
Fund balances:				
Nonspendable:				
Prepaid items	2,245	-	-	2,245
Restricted for:				
Debt service	-	3,249,562	-	3,249,562
Capital projects	-	-	33,099	33,099
Unassigned	133,645	-	-	133,645
Total fund balances	135,890	3,249,562	33,099	3,418,551
Total liabilities and fund balances	$ 160,992	$ 3,249,562	$ 33,099	$ 3,443,653

See notes to the financial statements

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 3,418,551
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	34,084,913	
Accumulated depreciation	(5,166,876)	28,918,037
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(789,283)	
Bonds payable	(35,085,000)	
Unamortized bond issuance discount	162,089	(35,712,194)
Net position of governmental activities		$ (3,375,606)

See notes to the financial statements

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 412,283	$ 1,178,500	$ -	$ 1,590,783
Interest income	1,409	120,865	8,205	130,479
Miscellaneous income	4,976	-	-	4,976
Total revenues	418,668	1,299,365	8,205	1,726,238
EXPENDITURES				
Current:				
General government	82,321	-	-	82,321
Maintenance and operations	346,514	-	-	346,514
Debt service:				
Principal	-	540,000	-	540,000
Interest	-	895,404	-	895,404
Bond issue costs	-	-	578,453	578,453
Capital outlay	-	-	21,578,630	21,578,630
Total expenditures	428,835	1,435,404	22,157,083	24,021,322
Excess (deficiency) of revenues over (under) expenditures	(10,167)	(136,039)	(22,148,878)	(22,295,084)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(17,903)	17,903	-
Bond proceeds	-	1,692,667	22,162,333	23,855,000
Total other financing sources (uses)	-	1,674,764	22,180,236	23,855,000
Net change in fund balances	(10,167)	1,538,725	31,358	1,559,916
Fund balances - beginning	146,057	1,710,837	1,741	1,858,635
Fund balances - ending	$ 135,890	$ 3,249,562	$ 33,099	$ 3,418,551

See notes to the financial statements

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 1,559,916
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and is capitalized in the statement of net position as capital assets.	21,578,630
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(365,801)
Repayment of long-term liabilities is reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	540,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(23,855,000)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(7,598)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(519,400)
Change in net position of governmental activities	$ (1,069,253)

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tomoka Community Development District (the "District") was created by rule of the Florida Land and Water Adjudicatory Commission effective October 2, 2003 under Chapter 42LL-1. The Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, one of the Board members is affiliated with ICI Homes ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

<u>Assets, Liabilities and Net Position or Equity (Continued)</u>

<u>Deposits and Investments</u>
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

<u>Prepaid Items</u>
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

<u>Capital Assets</u>
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Improvements other than buildings	30
Infrastructure - water control and other	30

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)
In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

> Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.
>
> Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	$ 3,269,528	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	10,582	S&P AAAm	Weighted average of the portfolio: 47 days
Total Investments	$ 3,280,110		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfers in	Transfers out
Debt service	$ -	$ 17,903
Capital projects	17,903	-
Total	$ 17,903	$ 17,903

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	$ 1,532,261	$ -	$ -	$ 1,532,261
Construction in progress	-	21,578,630	-	21,578,630
Total capital assets, not being depreciated	1,532,261	21,578,630	-	23,110,891
Capital assets, being depreciated				
Improvements other than buildings	368,256	-	-	368,256
Infrastructure - water control and other	10,605,766	-	-	10,605,766
Total capital assets, being depreciated	10,974,022	-	-	10,974,022
Less accumulated depreciation for:				
Improvements other than buildings	251,131	12,275	-	263,406
Infrastructure - water control and other	4,549,944	353,526	-	4,903,470
Total accumulated depreciation	4,801,075	365,801	-	5,166,876
Total capital assets, being depreciated, net	6,172,947	(365,801)	-	5,807,146
Governmental activities capital assets	$ 7,705,208	$ 21,212,829	$ -	$ 28,918,037

The infrastructure intended to serve the District has been developed in phases and is estimated at a total cost of approximately $93,594,000. The infrastructure includes roadway improvements, stormwater management systems, utilities, landscaping, and other related improvements. A portion of the project costs has been financed and is expected to be financed with bond proceeds, including the Series 2017 and Series 2025 Bonds, with the remainder funded by the Developer, including certain improvements contributed or reimbursed by the District. Proceeds from the Series 2025 Bonds are being used, in part, to reimburse the Developer and acquire certain completed or ongoing infrastructure improvements. Upon completion, the infrastructure will generally be owned and maintained by the District, except for certain utility systems, which may be conveyed to the applicable local government for ownership and maintenance. During the current fiscal year, the District acquired stormwater management infrastructure improvements and utility improvements from the Developer for a total cost of $21,578,630.

At September 30, 2025, there was a balance of $432,961 in the Deferred Cost Series 2017 Bond account. During the fiscal year, the District identified deferred costs associated with development activities and the Series 2025 bond issuance totaling $22,038,630, of which $21,578,630 was paid during the fiscal year and the remaining balance was subsequently paid after fiscal year-end. As development activities are ongoing, additional deferred costs are anticipated in future periods.

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2017

On February 22, 2017, the District issued $14,675,000 of Capital Improvement and Refunding Revenue Bonds, Series 2017 consisting of $1,975,000 Term Bonds due May 1, 2022 with a fixed interest rate of 4%, $2,470,000 Term Bonds due May 1, 2027 with a fixed interest rate of 5%, $3,700,000 Term Bonds due May 1, 2035 with a fixed interest rate of 5.5%, and $6,530,000 Term Bonds due May 1, 2046 with a fixed interest rate of 5.625%. The Bonds were issued to refund the Series 2004A bonds and to finance the cost of acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2017. Principal on the Bonds is to be paid serially commencing May 1, 2018, through May 1, 2046.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2017 (Continued)
The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid $45,000 of the Series 2017 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2025
On February 21, 2025, the District issued $23,855,000 of Capital Improvement Revenue Bonds, Series 2025 consisting of $2,790,000 Term Bonds due May 1, 2032 with a fixed interest rate of 4.375%, $8,680,000 Term Bonds due May 1, 2045 with a fixed interest rate of 5.35%, and $12,385,000 Term Bonds due May 1, 2055 with a fixed interest rate of 5.55%. The Bonds were issued to finance the cost of acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2025. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term debt activity
Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2017 Bonds	$ 11,770,000	$ -	$ 540,000	$ 11,230,000	$ 515,000
Less: Original issuance discount	(169,687)	-	(7,598)	(162,089)	-
Series 2025 Bonds	-	23,855,000	-	23,855,000	350,000
Total	$ 11,600,313	$ 23,855,000	$ 532,402	$ 34,922,911	$ 865,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

<u>Long-term debt activity (Continued)</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2026	$ 865,000	$ 1,894,279	$ 2,759,279
2027	905,000	1,853,217	2,758,217
2028	955,000	1,810,248	2,765,248
2029	1,005,000	1,761,754	2,766,754
2030	1,060,000	1,710,661	2,770,661
2031-2035	6,185,000	7,673,869	13,858,869
2036-2040	4,840,000	6,137,053	10,977,053
2041-2045	6,345,000	4,663,258	11,008,258
2046-2050	5,880,000	2,907,218	8,787,218
2051-2055	7,045,000	1,216,560	8,261,560
Total	$ 35,085,000	$ 31,628,117	$ 66,713,117

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Assessments	$ 411,137	$ 411,137	$ 412,283	$ 1,146
Interest income	-	-	1,409	1,409
Miscellaneous income	-	-	4,976	4,976
Total revenues	411,137	411,137	418,668	7,531
EXPENDITURES				
Current:				
General government	83,892	85,017	82,321	2,696
Maintenance and operations	350,445	349,320	346,514	2,806
Total expenditures	434,337	434,337	428,835	5,502
Excess (deficiency) of revenues over (under) expenditures	(23,200)	(23,200)	(10,167)	13,033
OTHER FINANCING SOURCES				
Carry forward surplus	23,200	23,200	-	(23,200)
Total other financing sources	23,200	23,200	-	(23,200)
Net change in fund balances	$ -	$ -	(10,167)	$ (10,167)
Fund balance - beginning			146,057	
Fund balance - ending			$ 135,890	

See notes to required supplementary information

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to adjust the allocation of appropriations among line items; total revenues and appropriations were not changed. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	0
Independent contractor compensation	$63,616.57
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $322.58 Debt service - $895.14 - $2,013.87
Special assessments collected	$1,590,783
Outstanding Bonds:	
Series 2017, due May 1, 2046	$11,230,000
Series 2025, due May 1, 2055	$23,855,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Tomoka Community Development District
Flagler County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 28, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 28, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Tomoka Community Development District
Flagler County, Florida

We have examined Tomoka Community Development District, Flagler County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tomoka Community Development District, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 28, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Tomoka Community Development District
Flagler County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tomoka Community Development District, Flagler County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 28, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tomoka Community Development District, Flagler County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tomoka Community Development District, Flagler County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 28, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Discussion Pertaining to the True-Up Agreement

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Ratification of LED Lighting Agreement with
Florida Power & Lighting Company

FPL

FPL Account Number: **3855752527**

FPL Work Request Number: **14437516**

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, TOMOKA COMMUNITY DEVELOPMENT DISTRICT (hereinafter called the Customer), requests on this 15th day of **April**, **2026** , from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Westlake PH6 WR 14437516 1-8 only, located in ORMOND BEACH, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description (1)	Watts	Lumens	Color Temperature	# Installed	# Removed
Holphane Granville Black	39	5190	3K	8	

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

Pole Description	# Installed	# Removed
18.5' Black Washington Pole	8	

(b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.

(c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer theelectric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement,all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC)or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of $40.99 These charges may be adjusted subject to review and approval by the FPSC.

3. To pay Contribution in Aid of Construction (CIAC) in the amount of $0.00 prior to FPL's initiating the requested installation or modification.

4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to reviewand approval by the FPSC.

5. To purchase from FPL all the electric energy used for the operation of the Lighting System.

6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.

7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessaryfor planning the design and completing the construction of FPL facilities associated with the Lighting System.

8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.

9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal ofstumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trenchlocations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.

10. For FPL-owned fixtures on customer-owned systems:
    a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
    b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
    c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities isdefined as the following:

    a. the addition of lighting facilities:
    b. the removal of lighting facilities; and
    c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

    Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Paymentshall be made by the Customer in advance of any relocation.
    Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.

13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.

15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination orbreach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of thefacilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation ratesapproved by the FPSC) plus removal cost.

16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supplyelectric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer ofthe obligation to perform any of the terms and conditions of this Agreement.

17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreementby reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.

18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer andFPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.

19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.

20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.

21. The lighting facilities shall remain the property of FPL in perpetuity.

22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service andthe Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representativesto be effective as of the day and year first written above.

Charges and Terms Accepted:

TOMOKA COMMUNITY DEVELOPMENT DISTRICT
Customer (Print or type name of Organization)

By: Kelly White
Signature (Authorized Representative)

KELLY WHITE
(Print or type name)

Title: CHAIR

FLORIDA POWER & LIGHT COMPANY

By: Chris Venoy
(Signature)

Chris Venoy
(Print or type name)

Title: FPL LT-1 Representative

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization 307 – 318

TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 307
4/3/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
161166	Clear Waters, Inc. (TOMOK2)	04/01/2026	Tomoka Community Development District	4,500.00
00334-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	517.60
03421-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	329.51
04555-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	33.69
15309-040226	FPL (TOMOK2)	04/02/2026	Tomoka Community Development District	30.80
35300-040226	FPL (TOMOK2)	04/02/2026	Tomoka Community Development District	30.80
43556-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	83.99
45266-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	33.36
52527-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	4,813.08
54275-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	122.97
60427-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	474.57
65261-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	34.59
72424-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	119.88
73559-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	32.75
75599-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	153.93
76421-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	145.85
77055-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	349.13
77592-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	30.99
78597-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	152.62
81426-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	115.06
85054-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	126.75
85056-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	130.66
85262-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	33.65
93258-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	30.80
93554-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	31.83
95053-040126	FPL (TOMOK2)	04/01/2026	Tomoka Community Development District	139.10
2026-274141	Palm Coast Observer (TOMOK2)	04/01/2026	Tomoka Community Development District	61.12
141317	PFM Group Consulting LLC (TOMOK2)	03/30/2026	Tomoka Community Development District	4,125.00
8656	Sky's the Limit Handyman (TOMOK2)	03/31/2026	Tomoka Community Development District	725.56
8122518	U.S. Bank (TOMOK2)	03/25/2026	Tomoka Community Development District	5,387.50
8339	VGlobalTech (TOMOK2)	03/31/2026	Tomoka Community Development District	300.00
8429	VGlobalTech (TOMOK2)	04/01/2026	Tomoka Community Development District	145.00

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 307
4/3/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
412026	Westlake at Plantation Bay (TOMOK2)	04/01/2026	Tomoka Community Development District	1,666.67
			Total:	**25,008.81**

Vivian Carvalho

Secretary / Assistant Secretary

Kerry White

Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 308
4/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
38436A	Fountain Design Group, Inc (TOMOK2)	02/09/2026	Tomoka Community Development District	5,331.00
38881A	Fountain Design Group, Inc (TOMOK2)	04/03/2026	Tomoka Community Development District	620.00
08155-040926	FPL (TOMOK2)	04/09/2026	Tomoka Community Development District	183.56
75052-040826	FPL (TOMOK2)	04/08/2026	Tomoka Community Development District	219.96
87150-040926	FPL (TOMOK2)	04/09/2026	Tomoka Community Development District	239.56
97153-040926	FPL (TOMOK2)	04/09/2026	Tomoka Community Development District	255.58
97155-040926	FPL (TOMOK2)	04/09/2026	Tomoka Community Development District	183.17
97173-040326	FPL (TOMOK2)	04/03/2026	Tomoka Community Development District	431.95
97177-040326	FPL (TOMOK2)	04/03/2026	Tomoka Community Development District	65.66
29176	Grau & Associates (TOMOK2)	04/02/2026	Tomoka Community Development District	3,200.00
3728571	Kutak Rock LLP (TOMOK2)	04/06/2026	Tomoka Community Development District	416.00
DM-04-2026-70	PFM Management Services LLC (TOMOK2)	04/05/2026	Tomoka Community Development District	2,125.00
			Total:	**13,271.44**

Kwame Jackson
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 309
4/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
72323-041626	FPL (TOMOK2)	04/16/2026	Tomoka Community Development District	521.22
17827	Landcare Management, Inc. (TOMOK2)	04/01/2026	Tomoka Community Development District	8,651.00
			Total:	**9,172.22**

Kwame Jackson
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 310
4/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
17837	Landcare Management, Inc. (TOMOK2)	04/21/2026	Tomoka Community Development District	1,300.00
17838	Landcare Management, Inc. (TOMOK2)	04/21/2026	Tomoka Community Development District	905.00
141386	PFM Group Consulting LLC (TOMOK2)	04/02/2026	Tomoka Community Development District	80.25
			Total:	**2,285.25**

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 311
5/1/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
161991	Clear Waters, Inc. (TOMOK2)	05/01/2026	Tomoka Community Development District	4,500.00
8695	Sky's the Limit Handyman (TOMOK2)	04/30/2026	Tomoka Community Development District	461.64
8123245	U.S. Bank (TOMOK2)	03/25/2026	Tomoka Community Development District	6,465.00
512026	Westlake at Plantation Bay (TOMOK2)	05/01/2026	Tomoka Community Development District	1,666.67
			Total:	**13,093.31**

Kwame Jackson
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 312
5/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
210412	Finley Engineering Solutions (TOMOK2)	04/30/2026	Tomoka Community Development District	660.00
39139A	Fountain Design Group, Inc (TOMOK2)	05/04/2026	Tomoka Community Development District	1,860.00
00334-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	537.11
03421-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	339.91
04555-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	33.55
15309-050426	FPL (TOMOK2)	05/04/2026	Tomoka Community Development District	30.80
43556-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	135.46
45266-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	33.32
52527-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	4,813.08
54275-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	127.15
60427-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	485.23
65261-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	34.45
72424-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	122.71
73559-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	32.70
75599-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	157.29
76421-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	149.50
77055-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	349.13
77592-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	30.99
78597-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	156.11
81426-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	122.84
85054-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	146.64
85056-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	130.79
85262-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	33.55
93258-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	30.80
93554-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	31.78
95053-050126	FPL (TOMOK2)	05/01/2026	Tomoka Community Development District	142.72
97173-050526	FPL (TOMOK2)	05/05/2026	Tomoka Community Development District	474.17
97177-050526	FPL (TOMOK2)	05/05/2026	Tomoka Community Development District	60.97
			Total:	**11,262.75**

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 313
5/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
08155-051126	FPL (TOMOK2)	05/11/2026	Tomoka Community Development District	201.11
35300-051226	FPL (TOMOK2)	05/12/2026	Tomoka Community Development District	30.99
75052-050826	FPL (TOMOK2)	05/08/2026	Tomoka Community Development District	225.78
87150-051126	FPL (TOMOK2)	05/11/2026	Tomoka Community Development District	293.64
97153-051126	FPL (TOMOK2)	05/11/2026	Tomoka Community Development District	281.04
97155-051126	FPL (TOMOK2)	05/11/2026	Tomoka Community Development District	201.48
17879	Landcare Management, Inc. (TOMOK2)	05/01/2026	Tomoka Community Development District	8,910.53
345592	Palm Coast Observer (TOMOK2)	05/21/2026	Tomoka Community Development District	50.00
DM-05-2026-67	PFM Management Services LLC (TOMOK2)	05/05/2026	Tomoka Community Development District	2,125.00
OE-EXP-05-2026-57	PFM Management Services LLC (TOMOK2)	05/06/2026	Tomoka Community Development District	44.31
			Total:	**12,363.88**

Vivian Carvalho

Secretary / Assistant Secretary

Kerry White

Chairman / Vice Chairman

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TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 314
5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
72323-051826	FPL (TOMOK2)	05/18/2026	Tomoka Community Development District	574.80
8509	VGlobalTech (TOMOK2)	05/01/2026	Tomoka Community Development District	145.00
			Total:	**719.80**

Venessa Ripoll
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 315
5/29/2026

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
860	Chuck Robinson Concrete and Bobcat (TOMOK2)	05/07/2026	Tomoka Community Development District		29,000.00
				Total:	**29,000.00**

Vanessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 316
6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
162840	Clear Waters, Inc. (TOMOK2)	06/01/2026	Tomoka Community Development District	4,500.00
00334-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	550.62
03421-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	349.27
04555-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	33.55
15309-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	296.79
35300-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	31.56
43556-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	137.28
45266-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	33.17
52527-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	4,796.28
54275-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	130.51
60427-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	487.31
65261-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	34.54
72424-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	125.46
73559-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	32.66
75599-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	159.77
76421-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	154.06
77055-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	349.13
77592-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	31.05
78597-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	159.51
81426-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	124.42
85054-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	129.22
85056-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	121.16
85262-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	33.46
93258-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	30.80
93554-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	31.83
95053-060126	FPL (TOMOK2)	06/01/2026	Tomoka Community Development District	145.21
97173-060426	FPL (TOMOK2)	06/04/2026	Tomoka Community Development District	201.22
97177-060426	FPL (TOMOK2)	06/04/2026	Tomoka Community Development District	49.41
8729	Sky's the Limit Handyman (TOMOK2)	05/31/2026	Tomoka Community Development District	536.64
8599	VGlobalTech (TOMOK2)	06/01/2026	Tomoka Community Development District	145.00
612026	Westlake at Plantation Bay (TOMOK2)	06/01/2026	Tomoka Community Development District	1,666.67
			Total:	**15,607.56**

Vivian Carvalho

Secretary / Assistant Secretary

Kelly White

Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 317
6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
210413	Finley Engineering Solutions (TOMOK2)	05/28/2026	Tomoka Community Development District	4,410.00
2026-093	Florida Fountains & Equipment (TOMOK2)	02/19/2026	Tomoka Community Development District	787.50
2026-242	Florida Fountains & Equipment (TOMOK2)	06/08/2026	Tomoka Community Development District	531.70
08155-061026	FPL (TOMOK2)	06/10/2026	Tomoka Community Development District	188.87
75052-060926	FPL (TOMOK2)	06/09/2026	Tomoka Community Development District	238.66
87150-061026	FPL (TOMOK2)	06/10/2026	Tomoka Community Development District	277.78
97153-061026	FPL (TOMOK2)	06/10/2026	Tomoka Community Development District	264.39
97155-061026	FPL (TOMOK2)	06/10/2026	Tomoka Community Development District	190.18
DM-06-2026-67	PFM Management Services LLC (TOMOK2)	06/05/2026	Tomoka Community Development District	2,125.00
			Total:	**9,014.08**

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 318
6/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39455A	Fountain Design Group, Inc (TOMOK2)	06/16/2026	Tomoka Community Development District	2,928.00
72323-061726	FPL (TOMOK2)	06/17/2026	Tomoka Community Development District	538.92
17906	Landcare Management, Inc. (TOMOK2)	06/01/2026	Tomoka Community Development District	8,910.53
			Total:	**12,377.45**

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

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TOMOKA
COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements

Tomoka CDD

May 2026 Financial Package

May 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

Tomoka Community Development District
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Project Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$282,348.92				$282,348.92
State Board of Administration	10,863.86				10,863.86
Assessments Receivable	17,664.42				17,664.42
Prepaid Expenses	4,938.54				4,938.54
Assessments Receivable		$572,527.51			572,527.51
Debt Service Reserve Series 2017 Bond		561,500.12			561,500.12
Debt Service Reserve Series 2025 Bond		808,076.88			808,076.88
Revenue Series 2017 Bond		428,107.04			428,107.04
Revenue Series 2025 Bond		84,222.10			84,222.10
Prepayment Series 2017 Bond		4,785.12			4,785.12
Deferred Cost Series 2017 Bond		349,024.63			349,024.63
Acquisition/Construction 2017 Bond			$1,856.75		1,856.75
Acquisition/Construction 2025 Bond			51,844.32		51,844.32
Total Current Assets	$315,815.74	$2,808,243.40	$53,701.07	$0.00	$3,177,760.21
Investments					
Amount Available in Debt Service Funds				$2,235,715.89	$2,235,715.89
Amount To Be Provided				31,984,284.11	31,984,284.11
Total Investments	$0.00	$0.00	$0.00	$34,220,000.00	$34,220,000.00
Total Assets	$315,815.74	$2,808,243.40	$53,701.07	$34,220,000.00	$37,397,760.21
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$29,719.80				$29,719.80
Deferred Revenue	17,664.42				17,664.42
Deferred Revenue		$572,527.51			572,527.51
Total Current Liabilities	$47,384.22	$572,527.51	$0.00	$0.00	$619,911.73
Long Term Liabilities					
Revenue Bonds Payable LongTerm				$34,220,000.00	$34,220,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$34,220,000.00	$34,220,000.00
Total Liabilities	$47,384.22	$572,527.51	$0.00	$34,220,000.00	$34,839,911.73
Net Assets					
Net Assets, Unrestricted	$67,175.29				$67,175.29
Net Assets - General Government	68,715.23				68,715.23
Current Year Net Assets - General Government	132,541.00				132,541.00
Net Assets, Unrestricted		$3,249,562.18			3,249,562.18
Current Year Net Assets, Unrestricted		(1,013,846.29)			(1,013,846.29)
Net Assets, Unrestricted			$58,098.74		58,098.74
Current Year Net Assets, Unrestricted			20,602.33		20,602.33
Net Assets - General Government			(25,000.00)		(25,000.00)
Total Net Assets	$268,431.52	$2,235,715.89	$53,701.07	$0.00	$2,557,848.48
Total Liabilities and Net Assets	$315,815.74	$2,808,243.40	$53,701.07	$34,220,000.00	$37,397,760.21

Tomoka Community Development District
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Project Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$395,084.54				$395,084.54
Off-Roll Assessments	49,375.98				49,375.98
On-Roll Assessments		$1,307,637.42			1,307,637.42
Off-Roll Assessments		852,805.25			852,805.25
Inter-Fund Group Transfers In		(479,644.75)			(479,644.75)
Inter-Fund Transfers In			$479,644.75		479,644.75
Total Revenues	$444,460.52	$1,680,797.92	$479,644.75	$0.00	$2,604,903.19
Expenses					
Public Officials Insurance	$3,607.00				$3,607.00
Trustee Services	9,158.76				9,158.76
Management	17,000.00				17,000.00
Field Management	13,333.36				13,333.36
Engineering	660.00				660.00
Disclosure Agent	6,750.00				6,750.00
District Counsel	881.00				881.00
Assessment Administration	15,000.00				15,000.00
Audit	6,200.00				6,200.00
Tax Document Preparation Fee	16.84				16.84
Postage & Shipping	48.05				48.05
Legal Advertising	220.29				220.29
Meeting Room	80.25				80.25
Web Site Maintenance	1,760.00				1,760.00
Dues, Licenses, and Fees	175.00				175.00
Electric	67,351.45				67,351.45
Stormwater Management	32,550.00				32,550.00
General Insurance	4,688.00				4,688.00
Crime Insurance	500.00				500.00
Fountains	13,184.48				13,184.48
Lake Maintenance	36,000.00				36,000.00
Landscaping Maintenance & Material	71,782.53				71,782.53
Repair & Maintenance General/Contingency	5,438.63				5,438.63
Collector Rd - Electric	5,815.61				5,815.61
Principal Payments		$865,000.00			865,000.00
Interest Payments		1,894,278.76			1,894,278.76
Capital Expenditures			$459,951.00		459,951.00
Total Expenses	$312,201.25	$2,759,278.76	$459,951.00	$0.00	$3,531,431.01
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$281.73				$281.73
Interest Income		$64,634.55			64,634.55
Interest Income			$908.58		908.58
Total Other Revenues (Expenses) & Gains (Losses)	$281.73	$64,634.55	$908.58	$0.00	$65,824.86
Change In Net Assets	$132,541.00	($1,013,846.29)	$20,602.33	$0.00	($860,702.96)
Net Assets At Beginning Of Year	$135,890.52	$3,249,562.18	$33,098.74	$0.00	$3,418,551.44
Net Assets At End Of Year	$268,431.52	$2,235,715.89	$53,701.07	$0.00	$2,557,848.48

Tomoka Community Development District
Budget to Actual
For the Period Ending 5/31/2026

	Year to Date Actual	Year to Date Budget	Year to Date Variance	Adopted FY 2026 Budget	Percentage Spent
Revenues					
On Roll Maintenance Assessments	$ 395,084.54	$ 231,169.75	$ 163,914.79	$ 396,291.00	99.70%
Off Roll Assessments (Master)	49,375.98	38,401.30	10,974.68	65,830.80	75.00%
Interest Income	281.73	-	281.73	-	0.00%
Net Revenues	**$ 444,742.25**	**$ 269,571.05**	**$ 175,171.20**	**$ 462,121.80**	**96.24%**
Master					
Supervisor Fees	$ -	$ 933.33	$ (933.33)	$ 1,600.00	0.00%
Public Official Insurance	3,607.00	2,233.00	1,374.00	3,828.00	94.23%
Trustee Fees	9,158.76	3,500.00	5,658.76	6,000.00	152.65%
District Management Fees	17,000.00	14,875.00	2,125.00	25,500.00	66.67%
Management Fees - Field	13,333.36	11,666.67	1,666.69	20,000.00	66.67%
Engineering Fees	660.00	583.33	76.67	1,000.00	66.00%
Disclosure Agent	6,750.00	6,125.00	625.00	10,500.00	64.29%
District Counsel	881.00	1,458.33	(577.33)	2,500.00	35.24%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedule	-	291.67	(291.67)	500.00	0.00%
Audit Fees	6,200.00	2,450.00	3,750.00	4,200.00	147.62%
Arbitrage	-	583.33	(583.33)	1,000.00	0.00%
Tax Document Preparation Fee	16.84	12.83	4.01	22.00	76.55%
Travel & Per Diem	-	145.83	(145.83)	250.00	0.00%
Legal Advertising	220.29	1,458.33	(1,238.04)	2,500.00	8.81%
Meeting Room	80.25	145.83	(65.58)	250.00	32.10%
Web Site	1,760.00	1,715.00	45.00	2,940.00	59.86%
Office Misc (Phone/Postage/Copies/Supplies/etc)	48.05	85.75	(37.70)	147.00	32.69%
Dues, Licenses & Fees	175.00	102.08	72.92	175.00	100.00%
Total Master - Administration	**$ 74,890.55**	**$ 57,115.33**	**$ 17,775.22**	**$ 97,912.00**	**76.49%**
Master - Collector Road (Phase 9A)					
Electric	$ 5,815.61	$ 13,510.00	$ (7,694.39)	$ 23,160.00	25.11%
Lake Maintenance	-	1,050.00	(1,050.00)	1,800.00	0.00%
Lake Bank Landscape Maintenance	-	11,270.00	(11,270.00)	19,320.00	0.00%
Total Master - Collector Road	**$ 5,815.61**	**$ 25,830.00**	**$ (20,014.39)**	**$ 44,280.00**	**13.13%**
Total Master	**$ 80,706.16**	**$ 82,945.33**	**$ (2,239.17)**	**$ 142,192.00**	**56.76%**
Neighborhood					
Electric	$ 67,351.45	$ 58,333.33	$ 9,018.12	$ 100,000.00	67.35%
Stormwater R&M	32,550.00	23,333.33	9,216.67	40,000.00	81.38%
General Insurance	4,688.00	2,902.67	1,785.33	4,976.00	94.21%
Crime Insurance	500.00	291.67	208.33	500.00	100.00%
Lake Fountain & Maintenance	13,184.48	8,750.00	4,434.48	15,000.00	87.90%
Lake Maintenance	36,000.00	36,015.00	(15.00)	61,740.00	58.31%
Landscape Maintenance	71,782.53	49,287.00	22,495.53	84,492.00	84.96%
Repair & Maintenance General & Contingency	5,438.63	7,712.72	(2,274.09)	13,221.80	41.13%
Total Neighborhood	**$ 231,495.09**	**$ 186,625.72**	**$ 44,869.37**	**$ 319,929.80**	**72.36%**
Total Expenses	**$ 312,201.25**	**$ 269,571.05**	**$ 42,630.20**	**$ 462,121.80**	**67.56%**
Net Income/(Loss)	$ 132,541.00	$ -	$ 132,541.00	$ -	