

Toho Water Authority

Utility Line Extension Program

Builder's Meeting

JULY 1, 2025



TOHO'S
PROMISE

Our Customers
Our Community
Our Employees

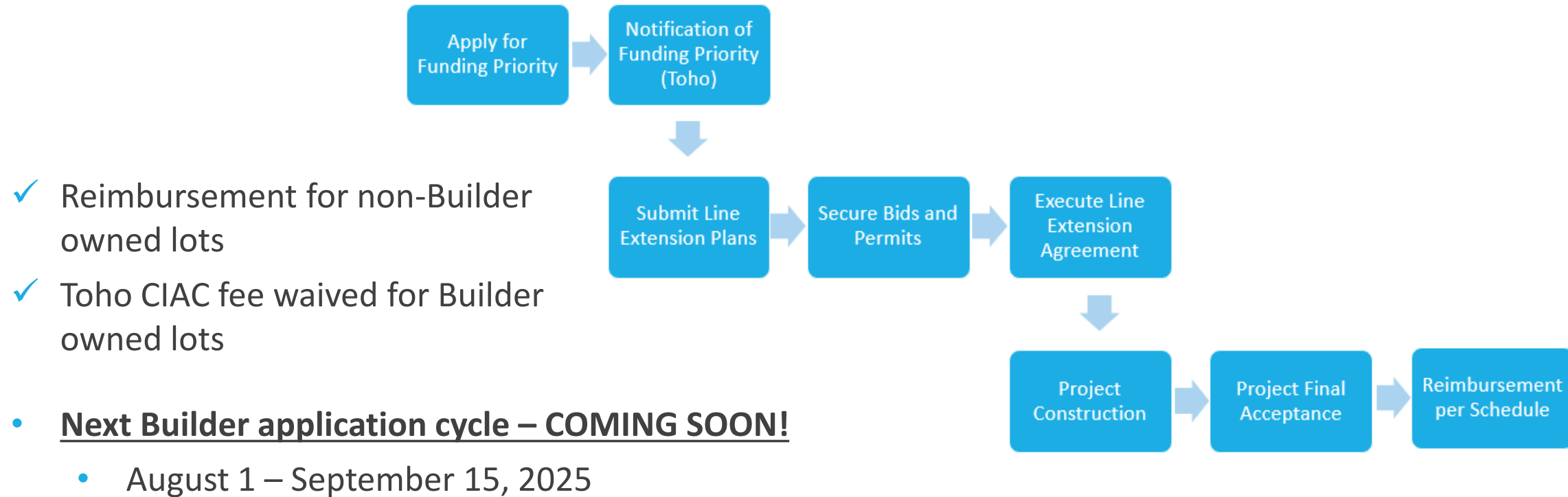
TRUST THAT TOHO CARES

Agenda

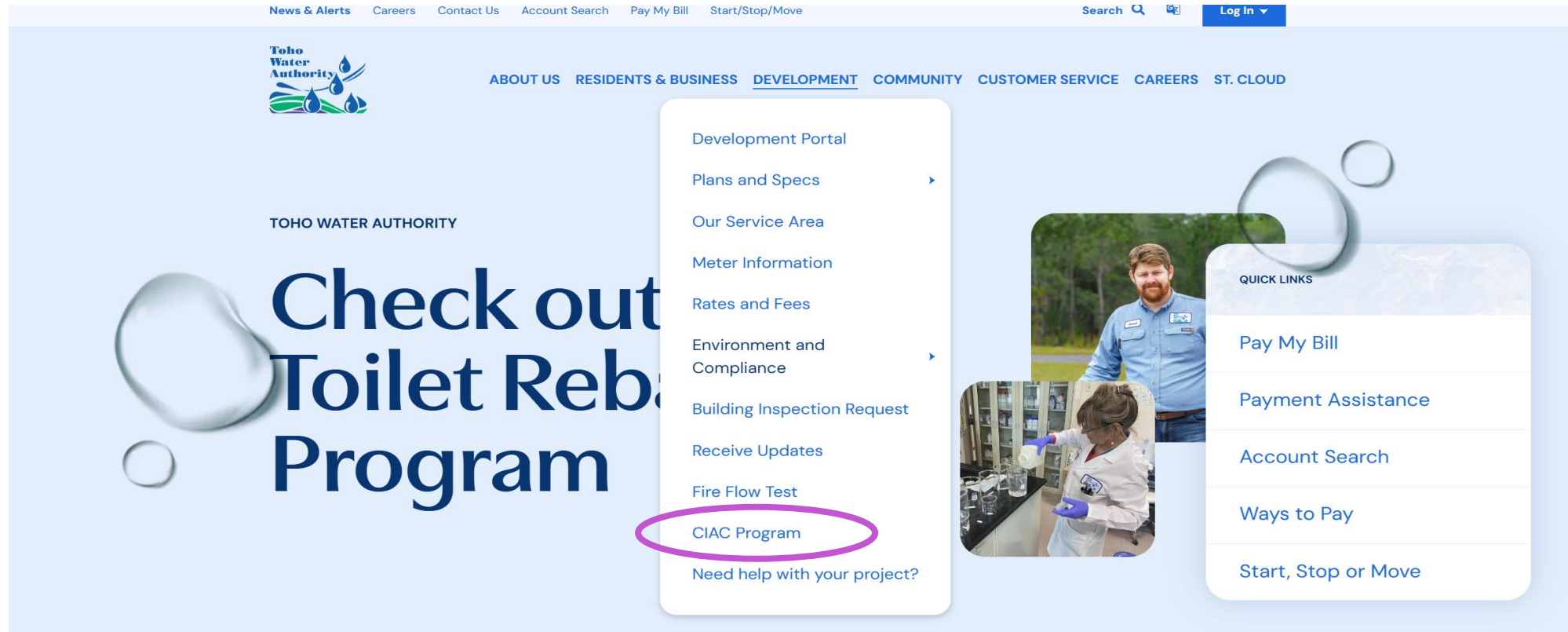
- CIAC Utility Line Extension Program Updates
 - Next Project Application Cycle – Opening August 1, 2025
 - Closes September 15, 2025
 - Project Updates
- Other Toho Developer Updates
- Look Ahead Schedule

Builder Reimbursement Process

Toho Water Utility Line Extension Program

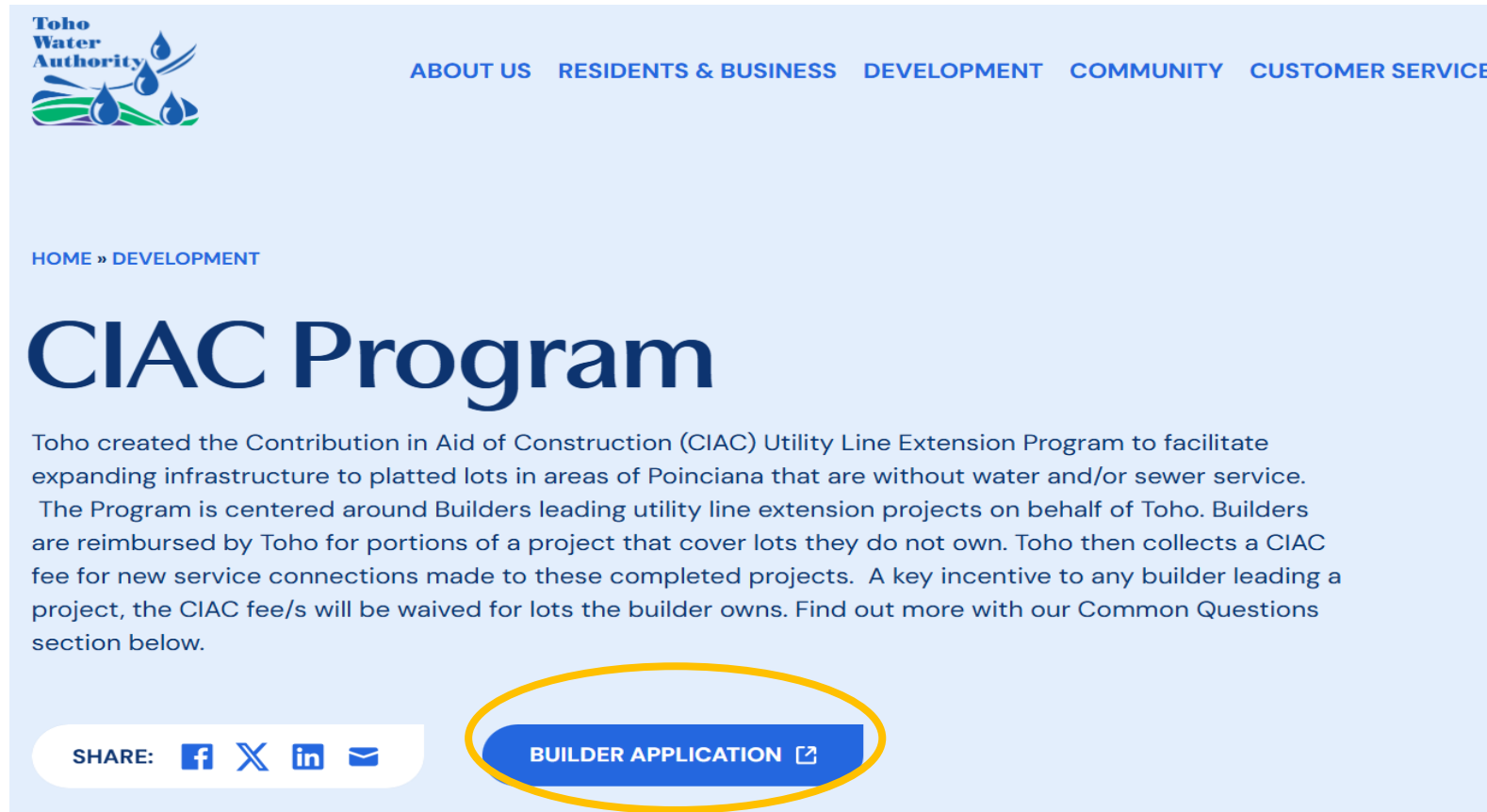


Program Website



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

Online Application Process



Toho Water Authority

ABOUT US RESIDENTS & BUSINESS DEVELOPMENT COMMUNITY CUSTOMER SERVICE

HOME » DEVELOPMENT

CIAC Program

Toho created the Contribution in Aid of Construction (CIAC) Utility Line Extension Program to facilitate expanding infrastructure to platted lots in areas of Poinciana that are without water and/or sewer service. The Program is centered around Builders leading utility line extension projects on behalf of Toho. Builders are reimbursed by Toho for portions of a project that cover lots they do not own. Toho then collects a CIAC fee for new service connections made to these completed projects. A key incentive to any builder leading a project, the CIAC fee/s will be waived for lots the builder owns. Find out more with our Common Questions section below.

SHARE: [f](#) [X](#) [in](#) [✉](#)

BUILDER APPLICATION [↗](#)

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

Required Application Information

Toho Contribution in Aid of Construction (CIAC) Reimbursement Application

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

PROJECT INFORMATION

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

County/Municipality * Current Project Status: *

☐ Osceola ☐ Polk ☐ Planning Phase ☐ Obtaining Bids ☐ In Design

☐ Construction plans submitted to Toho for review

☐ Toho has approved construction plans ☐ In Construction

Street intersection of Project area *

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

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

Form Validation ☐ On Close

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

Assessment Criteria

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

Toho Water Authority		Status of CIAC Applications Poinciana Utility Line Extension - Cycle 7 September 2024						
Application	Proportion of Builder-owned Lots	Project Readiness	Immediate Connection Commitment	# of Lots Served/LF sewer	Project Completes Area	Complete Application	Score	Rank
Rio Grande Drive (Maronda Homes)	Signed CIAC Agreement						N/A	N/A
Redfin Drive	Signed CIAC Agreement						N/A	N/A
Homosassa Drive	Signed CIAC Agreement						N/A	N/A
Apopka Lane	Signed CIAC Agreement						N/A	N/A
Alafia Way	Signed CIAC Agreement						N/A	N/A
Pickrel Court	Signed CIAC Agreement						N/A	N/A
Redfin Drive	3	3	1	5	2	3	2.82	1
Mulberry Court	3	1	1	4	2	2	2.21	2
Sarasota Way	2	3	1	2	2	3	2.13	3
Eloise Court	2	1	1	4	2	2	1.97	4
Homosassa Drive	1	2	1	3	2	3	1.92	5
Maitland Court	2	1	1	1	2	2	1.51	6
Above black line: Current reimbursement funding availability								
Note: Information on completed projects and other active CIAC Program construction projects please see: www.tohowater.com/development/infrastructure-reimbursement or contact us at: ciacbuilder@tohowater.com OR leave a message at 407-483-3854.								

Current Reimbursement Prioritization List

- 4 new projects identified for available reimbursement
- Continue to move these projects through the agreement and construction process
 - Need an executed line extension agreement to secure reimbursement \$ ranking by next cycle
- Toho added another \$2M in October 2024 to fund additional projects

Builder Project Updates

Completed Construction Projects – all released for meters

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

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

Builder Project Updates

Active Construction Projects

Project Name	Completion Status
Trout Way	2025
Seabass Lane	2025
Spoonbill Lane	2025
Spoonbill Drive	2025
Redfin Drive	2025
Sarasota Way	2025

Potential Projects - TBD

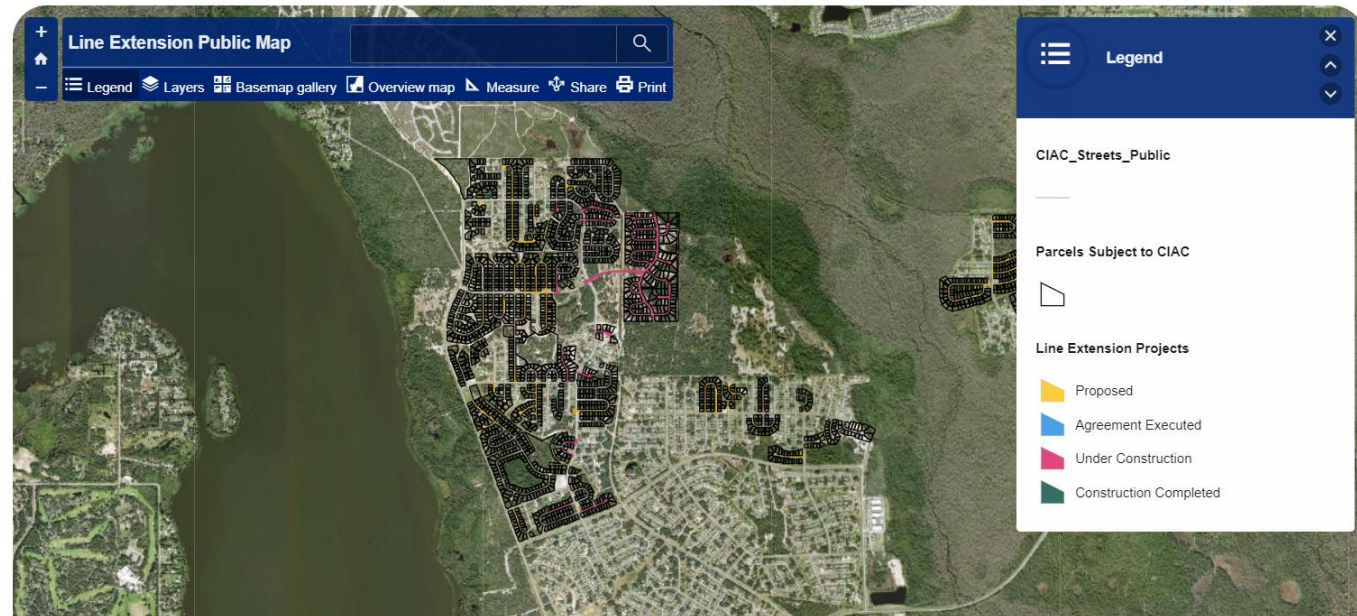
Project Name	Completion Status
Punta Gorda Court	CIAC Agreement Signed
Rio Grande Drive	CIAC Agreement Negotiation
Alafia Way	CIAC Agreement Signed
Pickerel Court	CIAC Agreement Signed
Apopka Lane	CIAC Agreement Signed

Stay Up To Date with Project Progress

Line Extension Map

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

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



<https://www.tohowater.com/development/ciac-program>

Other Developer Updates

- **System Development Charges (SDC) Review**
 - Updated SDC fees went into effect May 2025
- **2025 Toho Standards, Specifications & Details**
 - Projects submitted for the first time on or after April 1, 2025
 - Updated Standards, Specifications & Details are available at www.tohowater.com

FY 2025 SDC Summary by Meter Size

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

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

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

* Cost per gallon:

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

SDC Implementation Schedule

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

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

Upcoming Dates & Schedule

- **August 1, 2025 – Builder Project Application Cycle opens through September 15, 2025.**
 - Need a signed Utility Line Extension Agreement for any EXISTING Prioritized Projects (to maintain prioritized spot)
 - Otherwise – need to re-submit details for any EXISTING Prioritized Project to stay in the reimbursement process and overall prioritized list
- **Q1 2025 – IN EFFECT**
 - Updated Toho Standards, specifications, and details
- **October 1, 2025**
 - Updated Builder reimbursement prioritization list available
 - Next Quarterly Builder meeting October 7, 2025.
- **May 5, 2025 – IN EFFECT**
 - Updated SDC fees projected went into effect

Questions?

CIACBUILDER@TOHOWATER.COM

407.483.3854



**TOHO'S
PROMISE**

Our Customers
Our Community
Our Employees

TRUST THAT TOHO CARES