

TOSCANA ISLES

COMMUNITY DEVELOPMENT

DISTRICT

August 7, 2024

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0100•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 31, 2024

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Public Hearing and Regular Meeting on August 7, 2024 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Discussion/Consideration: Meeting Duration
4. Approval of June 5, 2024 Regular Meeting Minutes
5. Chairman's Opening Remarks
6. Public Comments
7. Continued Discussion: Second Demand Letter to Juniper Landscaping of Florida, LLC for Completion of Warrant Work
8. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
9. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-05, Adopting a Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing an Effective Date

10. Consideration of Resolution 2024-06, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date
11. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by McDirmit Davis
12. Consideration of Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
13. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance4Measures and Standards Reporting]
14. Acceptance of Unaudited Financial Statements as of June 30, 2024
15. Staff Reports

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *AM Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,281 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: September 4, 2024 at 10:00 AM
 - QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	JAMES COLLINS	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	SCOTT BLASER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	MICHAEL TRACZUK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	PAUL SCHMITT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

16. Board Members' Comments/Requests
17. Public Comments
18. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

2

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

WHEREAS, the Board desires to adopt policies with respect to meetings of the Board.

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

Section 1. Board of Supervisors Meeting Policies. The Board hereby adopts the following policies for the conduct of Board meetings:

- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

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

PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.

Attest:



Name: Daniel Rom
Assistant Secretary

**Toscana Isles Community
Development District**



Alex Hays
Chair of the Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on June 5, 2024 at 10:00 a.m. at the Toscana Isles Amenity Center, 100 Maraviya Boulevard, Venice, Florida 34275.

Present were:

Scott Blaser	Chair
Bill Contardo	Vice Chair
Paul Schmitt (via telephone)	Assistant Secretary
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present:

Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel
Sebastian Walczak	Master Association General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:04 a.m.

Supervisors Blaser, Contardo, Collins and Traczuk were present. Supervisor Schmitt attended via telephone.

SECOND ORDER OF BUSINESS

**Continued Discussion: Resolution 2021-05,
Policies Regarding the Conduct of
Meetings of the Board**

Mr. Blaser deferred reviewing the Policy, since no residents were present.

THIRD ORDER OF BUSINESS

**Discussion/Consideration: Meeting
Duration**

This item was not addressed.

40

41 **FOURTH ORDER OF BUSINESS****Approval of Minutes**

42

43 • **May 1, 2024 Regular Meeting**

44 Ms. Sanchez presented the following edits submitted by Mr. Schmitt:

45 Line 86: Change “option” to “opinion”

46 Lines 90 and 92: Change “CDD” to “HOA”

47 Line 151: Delete “Mr. Keith Scappatura”

48 Line 157: Change “but” to “that”

49

50 **On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the**
51 **May 1, 2024 Regular Meeting Minutes, as amended, were approved.**

52

53

54 **FIFTH ORDER OF BUSINESS****Chairman’s Opening Remarks**

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56 There was no opening remarks from the Chair.

57

58 **SIXTH ORDER OF BUSINESS****Public Comments**

59

60 No members of the public spoke.

61

62 **SEVENTH ORDER OF BUSINESS****Resident Concerns**

63

64 Ms. Sanchez discussed the following resident concerns from the last meeting:

65 **A. Rip Rap at Maraviya**

66 This is not a CDD matter; the HOA or possibly the Developer should be contacted.

67 **B. Transmission Fluid Leak on Road**68 The City is repairing and maintaining the road to address the issues, due to the
69 transmission leak.

70

71 **EIGHTH ORDER OF BUSINESS****Continued Discussion: Second Demand
Letter to Juniper Landscaping of Florida,
LLC for Completion of Warranty Work**

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73

74

75 Mr. Schmitt reported the following:

76 ➤ There were two Juniper contracts.

77 ➤ The original Juniper contract with the Developer and CDD was for the location where
78 the sabal palms were installed. It involved replacing the damaged palms that were under
79 warranty, which was expiring December 2022, and Juniper crediting the CDD for shorting the
80 replacement amount.

81 ➤ The CDD engaged in a second contract for additional landscaping in the buffer area,
82 which was paid for using the credit from Juniper; the CDD deemed that project complete.

83 ➤ Juniper was confused about the status of the two projects.

84 ➤ He disagrees with Juniper's statement at an HOA meeting that they completed the
85 warranty work so, after the meeting, he advised Mr. Dan Damont, of Juniper, what part of the
86 project was not completed, which resulted in a walkthrough of the project on May 15, 2024
87 with Mr. Damont, Mr. Anthony Scappatura, HOA President Eugene Copeland, former HOA
88 Board Member and Mr. Walczak.

89 ➤ Juniper agreed to fill in the holes on June 17, 2024.

90 ➤ In response to Juniper not agreeing to reimburse the HOA about \$7,000 for stump
91 grinding and removing debris, which Juniper originally agreed to do but that probably changed
92 direction when the HOA fired Juniper. He sent a video taken by a resident of the stumps. He
93 prefers to pursue this after Juniper finishes filling in the holes.

94 Discussion ensued regarding the difference of opinions about Juniper not reimbursing
95 the HOA for stump grinding versus the HOA engaging a company because Juniper did not fulfill
96 the contract.

97 The Board consensus is for Mr. Schmitt to pursue Juniper to work on the stumps after
98 they finish filling in the holes; if Juniper declines, the CDD will then file a claim against Juniper's
99 insurance company for failing to fulfill the contract.

100 This item will be kept on the agenda as an update.

101

NINTH ORDER OF BUSINESS

Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects

Ms. Sanchez stated that she received and acknowledged receipt of 32 resident emails yesterday evening regarding damaged roads and sidewalks, which were forwarded to Mr. Traczuk; she suggested sending an e-blast reminding residents that this will be a lengthy process.

Mr. Traczuk, the CDD liaison with D.R. Horton, provided the following update:

➤ He intends to meet with the residents who sent emails, to clarify what they consider to be damages.

➤ He, Mr. Koroll and Ms. Jochum met with the Venice Town Engineer on May 31, 2024. It appears that there are no construction bonds left for this development, as all the bonds the Developer and Builder submitted were returned on August 5, 2021. A Geotechnical Engineer, in addition to the Engineer, were needed for a proper evaluation. Turnover from the Developer to the HOA occurred January 2021 but there is outstanding paperwork still needed to complete the process.

➤ He, Mr. Foxwell and Mr. Copeland spoke about designating someone from the HOA to work with him in reference to the sidewalk and roadway issues. Mr. Foxwell agreed to designate someone; he will suggest designating Ms. Jochum.

Board Members think the HOA should be handling warranty matters and stated they are having difficulty trusting the Engineers.

The Board discussed following up with Kimley-Horn to obtain a second opinion about the roads, the road issues starting well before now and a suggestion to distribute the February 2021 Roadway Study Report to the Board for review.

Mr. Blaser thinks that the CDD does not need to issue another letter as the CDD is making progress than he anticipated; he is optimistic this will be resolved to everyone's liking.

Ms. Sanchez will forward the 2021 Roadway Study Report and the Geothermal Report to the Board and, if it exists, a copy of any comments made in the meeting minutes or on the audio regarding the Roadway Study Report.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-03. She reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

As directed, given the myriad of road and sidewalk issues discussed at the last meeting, Ms. Sanchez presented a mock proposed Fiscal Year 2025 budget with an additional budget line item of \$10,000 for a Geotechnical Engineer to perform a survey that, if approved, results in assessments increasing just under \$12 per unit type. The Board can approve this addition today or delete it and make other adjustments to the budget up until adopting the budget at the public hearing.

The Board consensus was to add the new budget line item and fund it with Unassigned funds rather than increase assessments.

The following changes will be made to the proposed Fiscal Year 2025 budget:

Page 1, Professional & administrative: Insert "Geotechnical Engineering" line item for "\$10,000"

On MOTION by Mr. Blaser and seconded by Mr. Contardo, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 7, 2024 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Boulevard, Venice, Florida 34275; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of

**Supervisors of the District for Fiscal Year
2024/2025 and Providing for an Effective
Date**

Ms. Sanchez presented Resolution 2024-04. The following change will be made to the
Fiscal Year 2024/2025 Meeting Schedule:

DATE, January: Delete

The Fiscal Year 2024/2025 Meeting Schedule will be emailed to Mr. Walczak.

**On MOTION by Mr. Contardo and seconded by Mr. Blaser, with all in favor,
Resolution 2024-04, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025,
as amended, and Providing for an Effective Date, was adopted.**

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2024**

**On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the
Unaudited Financial Statements as of April 30, 2024, were accepted.**

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

B. District Engineer: AM Engineering, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 3, 2024 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be on July 3, 2024, unless cancelled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member stated that the Board Members should think about whether the
"Legal" budget line item is sufficient if the CDD needs to pay litigation attorney fees. Ms.

205 Sanchez stated that was considered, which is why the amount in Fiscal Year 2024 is the same
206 for Fiscal Year 2025. Mr. Babbar stated that the CDD's insurance policy covers \$100,000 and has
207 only expended in the mid \$20,000 to date.

208

209 **FIFTEENTH ORDER OF BUSINESS**

Public Comments [15 minutes]

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211 No members of the public spoke.

212

213 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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215 **On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, the**
216 **meeting adjourned at 10:57 a.m.**

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[SIGNATURES APPEAR ON THE NEXT PAGE]

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222
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224
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Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7

Straley Robin Vericker

Attorneys at Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107
Writer's E-mail: vbabbar@srvlegal.com
Website: www.srvlegal.com

March 29, 2024

Via Email

Juniper Landscaping of Florida, LLC ("Juniper")
Attn: Brandon Duke
Brandon@juniperlandscaping.com

**Re: Toscana Isles Community Development District
Demand Letter for Completion of Warranty Work**

Dear Brandon,

The Board of Supervisors ("Board") of the Toscana Isles Community Development District (the "District") requested that I send you this follow up letter to my prior correspondence dated February 14, 2024. The Board reviewed Juniper's email response dated February 15, 2024 from Anthony Scappatura at its March meeting. The Board respectfully requests that you or another upper management level personnel respond to this letter as the relationship between the community and Anthony is tenuous and the Board disagrees with his responses.

The Board demands that Juniper reimburse the HOA in the amount of \$7,215 for the grinding and flush cutting work pursuant to the attached invoice that was supposed to be part of the warranty work as evidenced by Juniper's letter dated March 28, 2023 (attached for your convenience and relevant portions highlighted) and complete the work related to grinding and flush cutting any remaining stumps and fill in any remaining holes.

The Board does not want to drag this out any further and wish to simply make the residents whole for the out-of-pocket costs already paid and avoid paying any additional out of pocket costs.

Sincerely,

Vivek K. Babbar

Vivek K. Babbar
Board Certified in City, County,
and Local Government Law

cc via email. Dan Damont, Chief Revenue Officer, dan@juniperlandscaping.com
Anthony Scappatura, Operations Manager, Ascappatura@juniperlandscaping.com
Keith Scappatura, Associate Branch Manager/Operations,
keithscappatura@juniperlandscaping.com
Jamie Sanchez, District Manager

March 28th, 2023

Dear Toscana Isles, CDD & Residents,

Due to hurricane Ian reaching Category 4 strength with wind exceeding 100 mph, the northeast buffer along Soliera/Vinadio sustained significant damage. Since hurricane Ian landed, we staked 200+ trees. Unfortunately, due to residential roads being blocked with debris, we had to cut and remove many trees to reopen the flow of traffic following the storm. At the time of original planting, Juniper was requested to furnish an insurance policy. At the time of the loss, the community had active coverage on those trees. The extent of that coverage is to re-stake, replace or credit affected trees at Juniper's expense. To date, Juniper has spent approximately \$80k restoring this buffer and there is still a little remaining.

To date, we have replaced 110 palms under warranty. There still are around 53 root balls in the ground that should not be removed. Removing additional root balls would damage the integrity of the existing berm. In addition, there is no access to remove these with a machine. **We will be sending a crew back through to flush cut any large stumps remaining and then they will be covered by mulch.** While the crew is flush cutting the stumps, they will identify any other trees that pose a threat and re-stake them. We feel like we have exceptionally staked all or all at risk trees.

Due to access, size, and character of the trees, not every palm is going to be perfectly straight. Most of these trees have a curved character to them and were not planted perfectly straight originally. The trees that remain slightly leaning will naturally straighten their head toward the sunlight. Those at risk, **we have** an obligation to stake. The palms that were replaced do not match the ones that were lost for a few reasons. First, the availability of the large Sabal palm is challenging, as these were all purchased from a specific ranch that no longer harvests them. Next, **to weave** large Sabal palms back into the existing ones is logistically not possible. They were originally planted back to front which we clearly do not have the luxury to do this time. For these reasons, plugging in the holes with smaller palms is the most beneficial solution to accomplish the goal of this buffer. We do not want to cause further damage to what remains, but in time, the newly installed replacements will grow to fill the holes that were created by the storm. The original intent of the planting was to create immediate opacity from the adjacent property and since the sabals come without established heads a tight and dense spacing was required. Now that they are established, we feel it is meeting the intent of the planting without replacements.

Regarding the size of the heads, when Sabal palms are harvested, their fronds are completely removed (hurricane cut). Trimming the Sabals this way increases the chances of their survivability when being transplanted, helps encourage early root development and reduces the risk of wind damage. Once Sabal palms are established, they can grow 2 to 3 feet per year. Heads should be well developed after about 6 months in the ground. Knowing the goal of this buffer is to visually cover activity that borders the north property line and reduce the sound that generated, filling the holes with these smaller palms is the best way to accomplish this. These replacements were planted strategically, so they grow to fill the holes created and are now visible from the back of the homes along Soliera. Originally, the Sabal palms were installed when there were no homes present. Now that homes are built on the lots, the visual angle to accomplish that goal has changed. Strategically packing the reachable areas of this buffer is the best way to achieve our goal.

Regarding replacing these palms, one for one, that will be done but not in the exact location. For example, an area along Vinadio that only lost one tree, did not get a replacement due to the density of what remains. Rather replace an area that was minimally impacted, that replacement was put where more significant damage was done. One home on Soliera lost 8 of about 14 behind their home. We added 12 in this location to fill the large hole created.

Another factor when planning these replacements was to consider causing damage to the turf due to machine traffic, along with damaging irrigation. Turf replacement and irrigation repairs are not covered by the warranty. We took reasonable care to do as little damage as possible to these areas to minimize those costs. To date, we have not billed for the irrigation repairs and adjustments caused by this storm damage. We have had 2 to 3 irrigation techs making repairs and adjustments that was caused by this damage.

Originally, there were 1,913 Sabal palms planted. Today, there are 1,868 palms, including the 110 we replaced. In addition, there are 30 dead trees in the ground that we will be cutting down. After cutting and removing these 30 trees, 75 palms will be missing from the original count. We are proposing a credit on these remaining trees to enhance the northeast corner on Vinidio, which took the most damage. The credit will be for 75 palms at \$285.30 each for a total of \$21,397.50. Upon approval of this credit, adding additional support to the at-risk trees and **flush cutting the remaining stumps**, warranty work on this buffer will be complete.

Thanks,
Anthony Scappatura
Venice Operations Manager

DATE: December 3, 2023

Invoice

FROM:

**Alan Tree Service
P.O Box 51832
Sarasota, FL 34232
(941) 312- 3000**

To:

**Raymond Foxwell & Jeff Mandel
Community: VP FOR Toscana Isles HOA**

Item Description	Quantity	Price Each	Total Amount
Stump Grinding/Roots	111	\$65 each stump	\$7,215
LABORERS X4	4	N/A	N/A
Stump's leveled to the ground.	111	\$65 stumps	N/A
Subtotal			\$7,215
Tax			We Notify You
BALANCE DUE			\$7,215

Notes

Thank you for your business!

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8

Mark J. Stempler
Office Managing Shareholder
Board Certified Construction Lawyer
AAA Arbitrator
Phone: 561.820.2884 Fax: 561.832.8987
mstempler@beckerlawyers.com



Becker & Poliakoff
625 N. Flagler Drive
7th Floor
West Palm Beach, FL 33401

April 2, 2024

Via Electronic Mail
vbabbar@srvlegal.com

Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Re: Toscana Isles Community Development District
Response to Correspondence (dated February 14, 2024)
Our File No.: D06090.415152

Dear Mr. Babbar:

The undersigned law firm represents D.R. Horton, Inc. ("D.R. Horton") concerning the Toscana Isles Community. We have been provided your letter dated February 14, 2024, concerning alleged damage to roadways, curbing, and sidewalks.

D.R. Horton denies that there are construction defect issues related to, "materials used, installation issues, or possibly both" as stated in your correspondence. Please advise what concerns are being raised about the concrete material, or specific installation issues. Further, it is not clear where all the alleged defects are located, based on your letter and the report from AM Engineering, LLC dated October 23, 2023. D.R. Horton, however, commits to working with the Toscana Isles Community Development District on these issues. D.R. Horton requests an opportunity to inspect the property and have someone from the CDD identify all areas alleged to have problems. A representative from the Toscana Isles association can accompany an inspection as well. Following the inspection, D.R. Horton will determine what areas, if any, are needed to be repaired and will make those repairs.

D.R. Horton is in the process of constructing homes and improvements within the Toscana Isles Community. It would be prudent for D.R. Horton to complete its work and then make the repairs it determines are required, since some or all of the alleged areas may be where D.R. Horton is currently working. It can make any and all repairs at one time.

Toscana Isles Community Development District
Vivek K. Babbar, Esq.
Page 2

Please provide dates and times when D.R. Horton can inspect the areas subject of your correspondence. D.R. Horton reserves all rights, and nothing herein shall be construed as a waiver of any defenses, claims, or otherwise concerning these issues.

We look forward to your response.

Sincerely,

A handwritten signature in blue ink that reads "Mark J. Stempler".

Mark J. Stempler
For the Firm

MJS2/lb
cc: D.R. Horton, Inc.

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Toscana Isles Comm Dev Distric
2300 Glades RD
410W STE
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

07/18/2024, 07/25/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/25/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$214.60

Tax Amount: \$0.00

Payment Cost: \$214.60

Order No: 10364262

Customer No: 531727

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Toscana Isles Community Development District ("District") will hold a Public Hearing on Wednesday, August 7, 2024 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, c/o Wraithell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, 33431 at (561) 571-0010 ("District Manager's Office") during normal business hours, or via the District's website, <https://www.toscanaislescdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the hearing and meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
#10364262; 7/18, 7/25/2024

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9B

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Toscana Isles Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$2,022,239, 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 in the following fashion:

Total General Fund	\$ 150,079
Total Debt Service Fund – Series 2014	\$ 785,537
Total Debt Service Fund – Series 2018	\$1,086,623
Total All Funds*	\$2,022,239

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2024.

Attested By:

**Toscana Isles Community
Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Exhibit A: FY 2024-2025 Adopted Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 145,398				\$ 145,912
Allowable discounts (4%)	(5,816)				(5,836)
Assessment levy: on-roll - net	139,582	\$ 135,234	\$ 4,348	\$ 139,582	140,076
Interest and miscellaneous	-	23	-	23	-
Total revenues	139,582	135,257	4,348	139,605	140,076
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	4,000	6,000	10,000	12,000
FICA	918	306	459	765	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,862	3,863	7,725	7,725
Legal	36,000	497	35,503	36,000	36,000
Engineering	5,000	8,000	3,000	11,000	5,000
Geotechnical engineering	-	-	-	-	10,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,236	10,403	-	10,403	11,236
Telephone	200	100	100	200	200
Postage	500	41	459	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	586	614	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,167	8,467	-	8,467	9,900
Contingencies/bank charges	1,000	162	838	1,000	1,000
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,181	2,022	159	2,181	2,189
Total expenditures	139,588	62,437	79,465	141,902	150,079
Net increase/(decrease) of fund balance	(6)	72,820	(75,117)	(2,297)	(10,003)
Fund balance - beginning (unaudited)	62,329	79,250	152,070	79,250	76,953
Fund balance - ending (projected)					
Assigned					
3 months working capital	41,772	41,772	41,772	41,772	44,945
Unassigned	20,551	110,298	35,181	35,181	22,005
Fund balance - ending (projected)	\$ 62,323	\$ 152,070	\$ 76,953	\$ 76,953	\$ 66,950

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Geotechnical engineering	10,000
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	11,236
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,900
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Website ADA compliance	210
Tax collector	2,189
Total expenditures	<u><u>\$ 150,079</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 760,936	\$ 24,601	\$ 785,537	785,537
Interest	-	31,252	-	31,252	-
Total revenues	785,537	792,188	24,601	816,789	785,537
EXPENDITURES					
Principal	205,000	205,000	-	205,000	215,000
Interest	546,219	276,056	270,163	546,219	534,144
Total debt service	751,219	481,056	270,163	751,219	749,144
Other Fees and Charges					
Tax collector	12,274	11,376	898	12,274	12,274
Total other fees and charges	12,274	11,376	898	12,274	12,274
Total expenditures	763,493	492,432	271,061	763,493	761,418
Net change in fund balances	22,044	299,756	(246,460)	53,296	24,119
Fund balance:					
Beginning fund balance (unaudited)	1,381,547	1,423,864	1,723,620	1,423,864	1,477,160
Ending fund balance (projected)	<u>\$1,403,591</u>	<u>\$1,723,620</u>	<u>\$1,477,160</u>	<u>\$ 1,477,160</u>	<u>1,501,279</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2025					(225,000)
Interest expense - November 1, 2025					(263,981)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 292,858</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	215,000.00	5.750%	270,162.50	485,162.50
05/01/2025	-		263,981.25	263,981.25
11/01/2025	225,000.00	5.750%	263,981.25	488,981.25
05/01/2026	-		257,512.50	257,512.50
11/01/2026	240,000.00	5.750%	257,512.50	497,512.50
05/01/2027	-		250,612.50	250,612.50
11/01/2027	255,000.00	5.750%	250,612.50	505,612.50
05/01/2028	-		243,281.25	243,281.25
11/01/2028	270,000.00	6.250%	243,281.25	513,281.25
05/01/2029	-		234,843.75	234,843.75
11/01/2029	285,000.00	6.250%	234,843.75	519,843.75
05/01/2030	-		225,937.50	225,937.50
11/01/2030	305,000.00	6.250%	225,937.50	530,937.50
05/01/2031	-		216,406.25	216,406.25
11/01/2031	325,000.00	6.250%	216,406.25	541,406.25
05/01/2032	-		206,250.00	206,250.00
11/01/2032	345,000.00	6.250%	206,250.00	551,250.00
05/01/2033	-		195,468.75	195,468.75
11/01/2033	365,000.00	6.250%	195,468.75	560,468.75
05/01/2034	-		184,062.50	184,062.50
11/01/2034	390,000.00	6.250%	184,062.50	574,062.50
05/01/2035	-		171,875.00	171,875.00
11/01/2035	410,000.00	6.250%	171,875.00	581,875.00
05/01/2036	-		159,062.50	159,062.50
11/01/2036	440,000.00	6.250%	159,062.50	599,062.50
05/01/2037	-		145,312.50	145,312.50
11/01/2037	465,000.00	6.250%	145,312.50	610,312.50
05/01/2038	-		130,781.25	130,781.25
11/01/2038	495,000.00	6.250%	130,781.25	625,781.25
05/01/2039	-		115,312.50	115,312.50
11/01/2039	525,000.00	6.250%	115,312.50	640,312.50
05/01/2040	-		98,906.25	98,906.25
11/01/2040	560,000.00	6.250%	98,906.25	658,906.25
05/01/2041	-		81,406.25	81,406.25
11/01/2041	595,000.00	6.250%	81,406.25	676,406.25
05/01/2042	-		62,812.50	62,812.50
11/01/2042	630,000.00	6.250%	62,812.50	692,812.50
05/01/2043	-		43,125.00	43,125.00
11/01/2043	670,000.00	6.250%	43,125.00	713,125.00
05/01/2044	-		22,187.50	22,187.50
11/01/2044	710,000.00	6.250%	22,187.50	732,187.50
Total	\$8,720,000.00		\$6,888,437.50	\$15,608,437.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,052,450	\$ 34,173	\$ 1,086,623	1,086,623
Interest	-	35,467	-	35,467	-
Total revenues	1,086,623	1,087,917	34,173	1,122,090	1,086,623
EXPENDITURES					
Principal	265,000	265,000	-	265,000	275,000
Interest	795,991	400,894	395,097	795,991	783,319
Total debt service	1,060,991	665,894	395,097	1,060,991	1,058,319
Other Fees and Charges					
Tax collector	16,978	15,735	1,243	16,978	16,978
Total other fees and charges	16,978	15,735	1,243	16,978	16,978
Total expenditures	1,077,969	681,629	396,340	1,077,969	1,075,297
Net change in fund balances	8,654	406,288	(362,167)	44,121	11,326
Fund balance:					
Beginning fund balance (unaudited)	1,532,589	1,585,137	1,991,425	1,585,137	1,629,258
Ending fund balance (projected)	<u>\$1,541,243</u>	<u>\$1,991,425</u>	<u>\$1,629,258</u>	<u>\$ 1,629,258</u>	<u>1,640,584</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2025					(290,000)
Interest expense - November 1, 2025					(388,222)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 160,931</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	275,000.00	5.000%	395,096.88	670,096.88
05/01/2025			388,221.88	388,221.88
11/01/2025	290,000.00	5.000%	388,221.88	678,221.88
05/01/2026			380,971.88	380,971.88
11/01/2026	305,000.00	5.000%	380,971.88	685,971.88
05/01/2027			373,346.88	373,346.88
11/01/2027	320,000.00	5.000%	373,346.88	693,346.88
05/01/2028			365,346.88	365,346.88
11/01/2028	335,000.00	5.000%	365,346.88	700,346.88
05/01/2029			356,971.88	356,971.88
11/01/2029	350,000.00	5.000%	356,971.88	706,971.88
05/01/2030			348,221.88	348,221.88
11/01/2030	370,000.00	5.375%	348,221.88	718,221.88
05/01/2031			338,278.13	338,278.13
11/01/2031	390,000.00	5.375%	338,278.13	728,278.13
05/01/2032			327,796.88	327,796.88
11/01/2032	410,000.00	5.375%	327,796.88	737,796.88
05/01/2033			316,778.13	316,778.13
11/01/2033	430,000.00	5.375%	316,778.13	746,778.13
05/01/2034			305,221.88	305,221.88
11/01/2034	455,000.00	5.375%	305,221.88	760,221.88
05/01/2035			292,993.75	292,993.75
11/01/2035	480,000.00	5.375%	292,993.75	772,993.75
05/01/2036			280,093.75	280,093.75
11/01/2036	505,000.00	5.375%	280,093.75	785,093.75
05/01/2037			266,521.88	266,521.88
11/01/2037	535,000.00	5.375%	266,521.88	801,521.88
05/01/2038			252,143.75	252,143.75
11/01/2038	560,000.00	5.375%	252,143.75	812,143.75
05/01/2039			237,093.75	237,093.75
11/01/2039	590,000.00	5.375%	237,093.75	827,093.75
05/01/2040			221,237.50	221,237.50
11/01/2040	625,000.00	5.500%	221,237.50	846,237.50
05/01/2041			204,050.00	204,050.00
11/01/2041	660,000.00	5.500%	204,050.00	864,050.00
05/01/2042			185,900.00	185,900.00
11/01/2042	695,000.00	5.500%	185,900.00	880,900.00
05/01/2043			166,787.50	166,787.50
11/01/2043	735,000.00	5.500%	166,787.50	901,787.50
05/01/2044			146,575.00	146,575.00
11/01/2044	775,000.00	5.500%	146,575.00	921,575.00
05/01/2045			125,262.50	125,262.50
11/01/2045	815,000.00	5.500%	125,262.50	940,262.50
05/01/2046			102,850.00	102,850.00
11/01/2046	860,000.00	5.500%	102,850.00	962,850.00
05/01/2047			79,200.00	79,200.00
11/01/2047	910,000.00	5.500%	79,200.00	989,200.00
05/01/2048			54,175.00	54,175.00
11/01/2048	960,000.00	5.500%	54,175.00	1,014,175.00
05/01/2049			27,775.00	27,775.00
11/01/2049	1,010,000.00	5.500%	27,775.00	1,037,775.00
Total	\$14,645,000.00		\$12,682,728.24	\$27,327,728.24

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE ASSESSMENTS**

Unit 1 Phase 1 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
68	60' SF	1.20	150.58	1,970.12	2,120.70	2,120.17
91	50' SF	1.00	150.58	1,641.76	1,792.34	1,791.81
5	50' SF Reduced	0.59	150.58	975.05	1,125.63	1,125.10
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
7	80' SF	1.60	150.58	3,291.06	3,441.64	3,441.11
26	74' SF	1.48	150.58	3,044.23	3,194.81	3,194.28
52	60' SF	1.20	150.58	2,468.29	2,618.87	2,618.34
21	60' SF Reduced	1.00	150.58	2,056.91	2,207.49	2,206.96
87	50' SF	1.00	150.58	2,056.91	2,207.49	2,206.96
56	MF	0.70	150.58	1,439.84	1,590.42	1,589.89
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
5	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
2	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
20	74' SF	1.48	150.58	3,044.74	3,195.32	3,194.79
98	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
188	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
180	40' SF	0.80	150.58	1,645.80	1,796.38	1,795.85
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
63	50' SF	0.50	150.58	2,057.25	2,207.83	2,207.30
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in the City of Venice, Sarasota County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A** (“**FY 2024-2025 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special 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.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. 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. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. 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.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2024.

Attested By:

**Toscana Isles Community
Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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Financial Report

September 30, 2023

**Toscana Isles
Community
Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Toscana Isles Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of *Toscana Isles Community Development District*, (the "District") as of and for the year ended September 30, 2023, 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 accompanying financial statements present fairly, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the 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 opinions.

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 judgement 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 judgement, 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 starting on page 3, 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2024, on our consideration of the District's internal control over financial reporting and on tests of its compliance with certain provisions of laws, regulations, contracts, 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 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.

McDiarmid Davis

Orlando, Florida
June 21, 2024

Our discussion and analysis of *Toscana Isles Community Development District*, Sarasota County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2023 by \$4,019,954 an increase in net position of \$651,474 in comparison with the prior year.
- At September 30, 2023, the District's governmental funds reported fund balances of \$3,088,251, an increase of \$202,668 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Toscana Isles Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

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 of 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 result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related 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.

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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. 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 to be major funds.

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

Notes to 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

Statement of Net Position

The District's net position was \$4,019,954 at September 30, 2023. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2023	September 30, 2022
Assets, excluding capital assets	\$ 3,090,953	\$ 2,937,816
Capital assets, not being depreciated	25,190,120	25,190,120
Total assets	28,281,073	28,127,936
Liabilities, excluding long-term liabilities	566,827	625,559
Long-term liabilities	23,694,292	24,133,897
Total liabilities	24,261,119	24,759,456
Net Position:		
Net investment in capital assets	1,495,828	1,056,224
Restricted for debt service	2,444,876	2,268,311
Unrestricted	79,250	43,945
Total net position	\$ 4,019,954	\$ 3,368,480

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2023 and 2022.

	2023	2022
Revenues:		
Program revenues	\$ 2,150,853	\$ 2,120,993
General revenues	156	14,477
Total revenues	2,151,009	2,135,470
Expenses:		
General government	138,400	134,187
Interest on long-term debt	1,361,135	1,383,758
Total expenses	1,499,535	1,517,945
Change in net position	651,474	617,525
Net position, beginning	3,368,480	2,750,955
Net position, ending	\$ 4,019,954	\$ 3,368,480

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2023 was \$1,499,535. The majority of these costs are interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$3,088,251. Of this total, \$3,009,001 is restricted, and the remainder of \$79,250 is unassigned.

The fund balance of the general fund increased \$35,305. The debt service fund balance increased by \$167,364 due to increased assessments and decreased debt services expenditures. The capital projects fund was closed during the year.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments for the fiscal year ended September 30, 2023. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2023, the District had \$25,190,120 invested in infrastructure. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2023, the District had \$23,835,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Toscana Isles Community Development Districts* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Toscana Isles Community Development District
Statement of Net Position
September 30, 2023

	Governmental Activities
Assets	
Cash	\$ 81,952
Restricted assets:	
Temporarily restricted investments	3,009,001
Capital assets:	
Capital assets not being depreciated	25,190,120
Total assets	<u>28,281,073</u>
Liabilities	
Accounts payable and accrued expenses	2,702
Accrued interest payable	564,125
Noncurrent liabilities:	
Due within one year	470,000
Due in more than one year	23,224,292
Total liabilities	<u>24,261,119</u>
Net Position	
Net investment in capital assets	1,495,828
Restricted for debt service	2,444,876
Unrestricted	79,250
Total net position	<u><u>\$ 4,019,954</u></u>

Toscana Isles Community Development District
Statement of Activities
Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities:					
General government	\$ 138,400	\$ 154,758	\$ -	\$ -	\$ 16,358
Interest on long-term debt	1,361,135	1,881,533	114,557	5	634,960
Total governmental activities	\$ 1,499,535	\$ 2,036,291	\$ 114,557	\$ 5	651,318
General Revenues:					
Investment income					21
Miscellaneous					135
Total general revenues					156
Change in net position					651,474
Net position, beginning					3,368,480
Net position, ending					\$ 4,019,954

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets				
Cash	\$ 81,952	\$ -	\$ -	\$ 81,952
Investments	-	3,009,001	-	3,009,001
Total assets	<u>\$ 81,952</u>	<u>\$ 3,009,001</u>	<u>\$ -</u>	<u>\$ 3,090,953</u>
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 2,702	\$ -	\$ -	\$ 2,702
Total liabilities	<u>2,702</u>	<u>-</u>	<u>-</u>	<u>2,702</u>
Fund balances:				
Restricted for debt service	-	3,009,001	-	3,009,001
Unassigned	79,250	-	-	79,250
Total fund balances	<u>79,250</u>	<u>3,009,001</u>	<u>-</u>	<u>3,088,251</u>
Total liabilities and fund balances	<u>\$ 81,952</u>	<u>\$ 3,009,001</u>	<u>\$ -</u>	

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 in the funds. 25,190,120

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Accrued interest payable	(564,125)	
Bonds payable	<u>(23,694,292)</u>	<u>(24,258,417)</u>
Net position of governmental activities		<u>\$ 4,019,954</u>

Toscana Isles Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment revenue	\$ 154,758	\$ 1,881,533	\$ -	\$ 2,036,291
Assessment revenue - prepayments	-	-	-	-
Developer contribution	-	-	-	-
Investment and miscellaneous income	21	114,557	140	114,718
Total revenues	154,779	1,996,090	140	2,151,009
Expenditures				
Current				
General government	119,610	18,790	-	138,400
Debt Service:				
Interest	-	1,364,941	-	1,364,941
Principal	-	445,000	-	445,000
Capital outlay	-	-	-	-
Total expenditures	119,610	1,828,731	-	1,948,341
Excess (Deficit) of Revenues Over Expenditures	35,169	167,359	140	202,668
Other Financing Sources (Uses)				
Transfers in	136	5	-	141
Transfers out	-	-	(141)	(141)
Total Other Financing Sources (Uses)	136	5	(141)	-
Net change in fund balances	35,305	167,364	(1)	202,668
Fund balances, beginning of year	43,945	2,841,637	1	2,885,583
Fund balances, end of year	\$ 79,250	\$ 3,009,001	\$ -	\$ 3,088,251

Toscana Isles Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**
Year Ended September 30, 2023

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$ 202,668
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Governmental Funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	-
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	445,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	9,201
Amortization of bond discount	(5,395)

Change in net position of governmental activities	\$ 651,474
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Toscana Isles Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2023

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Assessment revenue	\$ 154,039	\$ 154,039	\$ 154,758	\$ 719
Investment and miscellaneous income	-	-	21	21
Total revenues	154,039	154,039	154,779	740
Expenditures				
Current				
General government	135,036	135,036	119,610	15,426
Total expenditures	135,036	135,036	119,610	15,426
Excess (deficit) of revenues over expenditures	19,003	19,003	35,169	16,166
Other Financing Sources (Uses)				
Transfers in	-	-	136	136
Total Other Financing Sources (Uses)	-	-	136	136
Net change in fund balance	19,003	19,003	35,305	16,302
Fund balance, beginning	43,945	43,945	43,945	-
Fund balance, ending	\$ 62,948	\$ 62,948	\$ 79,250	\$ 16,302

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Toscana Isles Community Development District, (the "District") was established on December 10, 2013 by the City of Venice, Florida, Ordinance 2013-38 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose 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 (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has final responsibility for:

1. Allocating 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 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors 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.

Government-Wide and Fund Financial Statements

The 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 is 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, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as general revenues.

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 recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project 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, then unrestricted resources as they are needed.

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid costs

Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 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 assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction costs are considered infrastructure under construction at September 30, 2023.

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 over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond 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 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. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2023.

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. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2023.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

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.

New GASB Statements Implemented

In fiscal year 2023, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 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.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The District has the following recurring fair value measurements as of September 30, 2023:

- Money market mutual funds of \$3,009,001 are valued using Level 2 inputs.

Investments made by the District at September 30, 2023 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund, Class Y	\$ 1,423,864	AAAm	24 Days
First American Government Obligation Fund, Class Z	1,585,137	AAAm	24 Days
	<u>\$ 3,009,001</u>		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

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. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2023, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2023, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit 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. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated:				
Improvements under construction	\$ 25,190,120	\$ -	\$ -	\$ 25,190,120
Total capital assets not being depreciated	<u>25,190,120</u>	<u>-</u>	<u>-</u>	<u>25,190,120</u>
Governmental activities capital assets, net	<u>\$ 25,190,120</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,190,120</u>

NOTE 5 LONG-TERM LIABILITIES

At September 30, 2023, the District had Bonds issued as follows:

Series	Issue Date	Original Face Amount	Interest Rate	Maturity
Special Assessment Bonds - Public Offering:				
Series 2014				
CUSIP #89149C AA6	October 1, 2014	2,430,000	5.750%	November 1, 2027
CUSIP #89149C AB4	October 1, 2014	7,930,000	6.250%	November 1, 2044
Series 2018				
CUSIP #89149C AC2	November 1, 2018	1,065,000	4.375%	November 1, 2023
CUSIP #89149C AD0	November 1, 2018	2,005,000	5.000%	November 1, 2029
CUSIP #89149C AE8	November 1, 2018	5,065,000	5.375%	November 1, 2039
CUSIP #89149C AF5	November 1, 2018	8,590,000	5.500%	November 1, 2049

The Special Assessment Bonds, Series 2014, and 2018 were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Interest is to be paid semiannually for each Bond series on each May 1 and November 1. Principal is to be paid serially for the Series 2014 and 2018 Bonds on each November 1.

The Series 2014, and 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2014 and 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indentures. In the event of default, all principal and interest of the bonds will become immediately due and payable.

The Bond Indentures established debt service reserve requirements 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. The District was in compliance with the requirements at September 30, 2023.

As of September 30, 2023, total principal and interest remaining on the 2014 Bonds amounts to \$16,359,657. For the year ended September 30, 2023, principal and interest paid was \$747,575 and total special assessment revenue pledged was \$789,470.

As of September 30, 2023, total principal and interest remaining on the 2018 Bonds amounts to \$28,278,996. For the year ended September 30, 2023, principal and interest paid was \$1,062,366 and total special assessment revenue pledged was \$1,092,063.

Long-term liability activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2014	\$ 9,115,000	\$ -	\$ (190,000)	\$ 8,925,000	\$ 205,000
Series 2018	15,165,000	-	(255,000)	14,910,000	265,000
Bond discount	(146,103)	-	5,395	(140,708)	.
Governmental activity long-term liabilities	\$ 24,133,897	\$ -	\$ (439,605)	\$ 23,694,292	\$ 470,000

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2023, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2024	470,000	1,342,210
2025	490,000	1,317,463
2026	515,000	1,290,688
2027	545,000	1,262,444
2028	575,000	1,232,588
2029-2033	3,385,000	5,630,288
2034-2038	4,475,000	4,505,459
2039-2043	5,935,000	3,006,275
2044-2048	5,475,000	1,216,238
2049-2050	1,970,000	109,725
	<u>\$ 23,835,000</u>	<u>\$ 20,913,378</u>

NOTE 6 MANAGEMENT COMPANY

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

NOTE 7 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. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**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
Toscana Isles Community Development District

We have audited, in accordance with 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 *Toscana Isles Community Development District* (the "District") as of and for the year ended September 30, 2023 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 21, 2024.

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) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing 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 may exist that have not been 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 grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 District'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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 21, 2024

MANAGEMENT LETTER

Board of Supervisors
Toscana Isles Community Development District

Report on the Financial Statements

We have audited the financial statements of *Toscana Isles Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 21, 2024.

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 *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our 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 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 June 21, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's 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.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$88,733.

- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as:

		Unit 1 Phase 1	Unit 1 Phase 2	Unit 1 Phase 3	Unit 2 Debt	Unit 3 Debt
	O&M	Debt Service	Debt Service	Debt Service	Service	Service
50' SF	\$ 165.59	\$ 1,641.76	\$ 2,056.91	\$ -	\$ -	\$ -
50' SF Reduced	165.59	975.05	-	-	-	-
60' SF	165.59	1,970.12	2,468.29	-	-	-
60' SF Reduced	165.59	-	2,056.91	-	-	-
74' SF	165.59	-	3,044.23	-	3,044.74	-
80' SF	165.59	-	3,291.06	-	-	-
MF	165.59	-	1,439.84	-	-	-
40' SF	165.59	-	-	-	1,645.80	-
40' SF	165.59	-	-	-	-	-
50' SF	165.59	-	-	2,057.25	2,057.25	-
60' SF	165.59	-	-	2,468.70	2,468.70	-
74' SF	165.59	-	-	-	3,044.74	-
50' SF	165.59	-	-	-	-	2,057.25

- b. The total amount of special assessments collected by or on behalf of the district as \$2,036,291, including prepayments.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate 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. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
June 21, 2024



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www.mcderrittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Toscana Isles Community Development District

We have examined *Toscana Isles Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on 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 *and the* standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

McDermitt Davis

Orlando, Florida
June 21, 2024

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

12

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

WHEREAS, the District's Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023 for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 7th day of August, 2024.

ATTEST:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

13

Memorandum

To: Board of Supervisors

From: District Management

Date: August 7, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 137,870	\$ -	\$ -	\$ 137,870
Investments				
Reserve	-	710,363	804,077	1,514,440
Prepayment	-	118	738	856
Revenue	-	784,726	845,519	1,630,245
Due from general fund	-	8,017	11,087	19,104
Total assets	<u>\$ 137,870</u>	<u>\$1,503,224</u>	<u>\$1,661,421</u>	<u>\$ 3,302,515</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Due to debt service fund 2014	8,017	-	-	8,017
Due to debt service fund 2018	11,087	-	-	11,087
Taxes payable	612	-	-	612
Total liabilities	<u>20,716</u>	<u>-</u>	<u>-</u>	<u>20,716</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,503,224	1,661,421	3,164,645
Assigned				
Three months working capital	41,772	-	-	41,772
Unassigned	75,382	-	-	75,382
Total fund balances	<u>117,154</u>	<u>1,503,224</u>	<u>1,661,421</u>	<u>3,281,799</u>
Total liabilities and fund balances	<u>\$ 137,870</u>	<u>\$ 1,503,224</u>	<u>\$ 1,661,421</u>	<u>\$ 3,302,515</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,446	\$ 140,594	\$ 139,582	101%
Interest and miscellaneous	1	26	-	N/A
Total revenues	<u>1,447</u>	<u>140,620</u>	<u>139,582</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	1,000	8,000	12,000	67%
FICA	76	612	918	67%
Management/accounting/recording	3,643	32,791	43,721	75%
Debt service fund accounting	644	5,794	7,725	75%
Legal	2,339	12,624	36,000	35%
Engineering	200	13,551	5,000	271%
Audit	-	4,300	4,400	98%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	10,403	11,236	93%
Telephone	17	150	200	75%
Postage	11	75	500	15%
Printing & binding	42	375	500	75%
Legal advertising	79	830	1,200	69%
Annual special district fee	-	175	175	100%
Insurance	-	8,467	9,167	92%
Contingencies/bank charges	36	263	1,000	26%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>8,254</u>	<u>100,615</u>	<u>137,407</u>	73%
Other fees & charges				
Tax collector	22	2,101	2,181	96%
Total other fees & charges	<u>22</u>	<u>2,101</u>	<u>2,181</u>	96%
Total expenditures	<u>8,276</u>	<u>102,716</u>	<u>139,588</u>	74%
Excess/(deficiency) of revenues over/(under) expenditures	(6,829)	37,904	(6)	
Fund balances - beginning	123,983	79,250	62,329	
Assigned				
Three months working capital	41,772	41,772	41,772	
Unassigned	75,382	75,382	20,551	
Fund balances - ending	<u>\$ 117,154</u>	<u>\$ 117,154</u>	<u>\$ 62,323</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,139	\$ 791,093	\$ 785,537	101%
Interest	6,144	51,307	-	N/A
Total revenues	<u>14,283</u>	<u>842,400</u>	<u>785,537</u>	107%
EXPENDITURES				
Principal	-	205,000	205,000	100%
Interest	-	546,219	546,219	100%
Tax collector	122	11,821	12,274	96%
Total expenditures	<u>122</u>	<u>763,040</u>	<u>763,493</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	14,161	79,360	22,044	
Fund balances - beginning	<u>1,489,063</u>	<u>1,423,864</u>	<u>1,381,547</u>	
Fund balances - ending	<u><u>\$ 1,503,224</u></u>	<u><u>\$ 1,503,224</u></u>	<u><u>\$ 1,403,591</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,256	\$ 1,094,159	\$ 1,086,623	101%
Interest	7,124	59,466	-	N/A
Total revenues	<u>18,380</u>	<u>1,153,625</u>	<u>1,086,623</u>	106%
EXPENDITURES				
Principal	-	265,000	265,000	100%
Interest	-	795,991	795,991	100%
Tax collector	169	16,350	16,978	96%
Total expenditures	<u>169</u>	<u>1,077,341</u>	<u>1,077,969</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	18,211	76,284	8,654	
Fund balances - beginning	<u>1,643,210</u>	<u>1,585,137</u>	<u>1,532,589</u>	
Fund balances - ending	<u><u>\$ 1,661,421</u></u>	<u><u>\$ 1,661,421</u></u>	<u><u>\$ 1,541,243</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2024

Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Subject: Qualified Registered Electors for Toscana Isles CDD

Dear Daphne:

Listed below is the total number of qualified registered electors for the Toscana Isles Community Development District as of April 15, 2024.

Precinct: 435.2 Voters: 1,281

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/tm

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2023 CANCELED	Regular Meeting	10:00 AM
November 1, 2023	Regular Meeting	10:00 AM
December 6, 2023	Special Meeting and Attorney-Client Session Shade Meeting	9:00 AM
December 6, 2023	Regular Meeting	10:00 AM
January 3, 2024 CANCELED	Regular Meeting	10:00 AM
February 7, 2024	Attorney-Client Session Shade Meeting	9:00 AM
February 7, 2024	Regular Meeting	10:00 AM
March 6, 2024 CANCELED	Regular Meeting	10:00 AM
March 12, 2024	Attorney-Client Session Shade Meeting	10:00 AM
March 12, 2024	Regular Meeting	11:00 AM
April 3, 2024 CANCELED	Regular Meeting	10:00 AM
May 1, 2024	Attorney-Client Session Shade Meeting	9:00 AM
May 1, 2024	Regular Meeting	10:00 AM
June 5, 2024	Regular Meeting	10:00 AM
July 3, 2024 CANCELED	Regular Meeting	10:00 AM
August 7, 2024	Regular Meeting	10:00 AM
September 4, 2024	Regular Meeting	10:00 AM