

TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

November 6, 2024

BOARD OF SUPERVISORS

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
www.toscanaislescdd.net

October 31, 2024

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 Regular Meeting on November 6, 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. Approval of October 2, 2024 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
7. Update: Street Signage Communication to HOA
8. Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 5 of the Board of Supervisors Pursuant to Section 190.006(3)(B), *Florida Statutes*; and Providing for Severability and an Effective Date
9. Acceptance of Unaudited Financial Statements as of September 30, 2024
10. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

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

- NEXT MEETING DATE: December 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

11. Board Members' Comments/Requests
12. Public Comments
13. 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 October 2, 2024 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present were:

Scott Blaser	Chair
Paul Schmitt	Assistant Secretary
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Shawn Leins	District Engineer

Residents present:

Jian Zu	Sue Perry	Irwin Block	Diane Jochum	Tom Koonsman
Lisa Hart	Tom Hart	Dennis Koroll	Bob Hoaglund	Eugene Coblentz

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:06 a.m.

Supervisors Blaser, Collins, Traczuk and Schmitt were present. Supervisor Contardo was not present.

SECOND ORDER OF BUSINESS

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

Mr. Blaser read portions of Resolution 2021-05 concerning the rules and policies for conducting CDD meeting.

THIRD ORDER OF BUSINESS**Approval of September 4, 2024 Regular Meeting Minutes**

Ms. Sanchez stated that she received edits for Lines 123 and 171. The following changes were made:

Line 71: Change "Blazer" to "Blaser"

Line 123: Change "resident" to "Board Member"

Line 171: Change "16" pipe" to "60" pipe"

<p>On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the September 4, 2024 Regular Meeting Minutes, as amended, were approved.</p>
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FOURTH ORDER OF BUSINESS**Chairman's Opening Remarks**

Mr. Blaser thanked everyone for attending the meeting. He stated that Mr. Leins is in attendance to help answer outstanding questions, which is not typical in conducting CDD meetings.

FIFTH ORDER OF BUSINESS**Resident Concern(s)**

- Road Divot**

Ms. Sanchez provided the Board with a photograph of a road divot and stated that residents Brad and Jean Yates, of 225 Villaresi Boulevard, asked for the CDD's help in having it repaired. Since the cause is unknown, Mr. Blaser volunteered to inspect the area and report his findings at the next meeting.

Discussion ensued regarding this issue and the damaged asphalt on Maraviya Boulevard and Palestro Street. It was noted that the CDD is currently identifying all roadway and sidewalk/curbing damages to submit to the Builder and/or Developer so they can make those repairs.

SIXTH ORDER OF BUSINESS**Public Comments**

73

74 Resident Irwin Block stated that he was monitoring the lake levels prior to the hurricane.

75 In his opinion, the post-hurricane water levels have increased every day since; the lake level

76 behind his residence is just below 1" or 2" of the seawall and the levels at the weir are down 10'

77 to 10½'. He expressed concern about maintaining lake levels and potential blockage of culverts.

78 He asked for the CDD and HOA to facilitate decreasing high water levels, given the approaching

79 hurricane.

80 Mr. Leins stated that he designed the weir and confirmed that it is functioning as it should.

81 He is not concerned about the water levels and expects the water levels to decrease, once it stops

82 flowing in from the southeast. The stormwater system was designed to handle a 100-year storm

83 event. Mr. Block asked to discuss this matter further with Mr. Leins after the meeting.

84 Resident Diane Jochum stated that she submitted over 2,000 photos of D.R. Horton curbs

85 and sidewalk deficiencies, prepared in coordination with the HOA liaison. Mr. Blaser reminded

86 residents to email District Staff about damaged curbs and sidewalks. The email address is posted

87 on the CDD website.

88 Resident Tom Koonsman suggested adding other issues, such as lake front protection, to

89 the D.R. Horton list, in addition to the curb and sidewalk issues. Six months ago he emailed D.R.

90 Horton about the failing riprap they installed behind his and eight other residences but D.R.

91 Horton has not responded.

92 Asked why the Developer decided not to install the seawall around the entire lake, Mr.

93 Leins recalled that the seawall was installed on the east side because of the waive action and to

94 help prevent erosion; it was not necessary on the west side because the preserve area keeps the

95 waive action down.

96 Discussion ensued regarding the homeowners pressing D.R. Horton to correct issues via

97 the warranty clause due to modifying the lake slope. It was noted that the CDD is only responsible

98 for the lake but not the shoreline, which is private property; the CDD's sidewalk and curb issues

99 with D.R. Horton are a construction damage issue.

100 Resident Jian Zu noted damage in her kitchen and voiced frustration as homeowners are

101 having difficulty getting D.R. Horton to address punch list items. She is hoping the HOA and CDD

can help her get her problem resolved. Mr. Blaser stated that the CDD cannot help with this type of matter as it does not have any jurisdiction over private residences.

Resident Dennis Koroll voiced his opinion that the drain lines the Developer installed on the side of the road are not performing very well. He asked Mr. Leins if the CDD has any recourse, as he thinks they might not have been constructed or installed properly. Mr. Leins stated that the CDD would have to engage a Geotechnical Engineer to inspect and test them.

Mr. Blaser stated that he is in favor of engaging a Geotechnical Engineer to perform a study on the road, where the intrusion is occurring. He polled the Board on whether to proceed after litigation. The Board Members in attendance agreed with proceeding now. Asked if D.R. Horton is responsible for the quality of the roads, Mr. Leins replied no. He noted that other subdivisions have roadway issues due to over irrigating, resulting in water and subbase issues.

A Board Member voiced their opinion that the CDD should have sent the letter about the damages to the sidewalks and curbs to the Developer, in addition to D.R. Horton, as the roads themselves must be adjusted.

Mr. Blaser directed Staff to obtain the original study and to engage a new Engineering firm, staying within the \$10,000 allotted budget, to evaluate the newer roads that were installed after the original testing three years ago and to specially address the backend roads where water intrusion is occurring.

Ms. Sanchez will work with Mr. Traczuk on obtaining proposals for the next or a future meeting.

SEVENTH ORDER OF BUSINESS

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

This item was discussed earlier in the meeting during several discussions.

This item will remain on the agenda.

- **Consideration of Nostalgic Lampposts Plus, Inc. Proposal to Replace Missing Street Signs**
This item was an addition to the agenda.

Ms. Sanchez distributed and presented the Nostalgic Lampposts Plus, Inc. Proposal to replace the missing CDD street signs that the District Engineer verified as missing. The proposal

was sent to Mr. Babbar for review, as the CDD might be able to have another entity incur this expense, since the signs were required as part of the Development Plan. Ms. Sanchez stated that unassigned funds will be used if the Board approves this expense, since this is not budgeted.

Discussion ensued if D.R. Horton is responsible for incurring the cost to replace the missing signs that were previously installed but were removed during construction, ways to approach D.R. Horton, the urgency to address this matter due to safety concerns and maintenance of the missing signs being assigned to the HOA.

Ms. Sanchez pointed out that the safety-related signs consist of five stop signs, one yield sign and one traffic circle sign. She will copy the Board on the email to the HOA.

On MOTION by Mr. Blaser and seconded by Mr. Schmitt, with all in favor, authorizing the District Manager to advise the HOA to, within 10 calendar days, replace the previously installed signs that are now missing, specifically the safety-related signs, and provide the CDD with a timeframe of when installation will be completed; and that, if installation cannot be completed within a reasonable time, the CDD will install the signs and bill the HOA for the costs, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

Asked if the CDD exceeded budget for any other Fiscal Year 2024 budget line items, aside from the Engineering budget, Ms. Sanchez stated that she will provide a detailed recap at the next meeting.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

There was no report.

Regarding the status of the Motion for Summary Judgement, Mr. Babbar stated that the CDD prevailed in getting the case against the CDD and other parties dismissed; however, the Judge has not entered the Final Judgment. Ms. Sanchez will forward the Final Judgement to the Board upon receipt from Bond Counsel. The clock for potential appeals starts once the Judgement is filed with the Court.

B. District Engineer: AM Engineering, LLC

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

- **NEXT MEETING DATE: November 6, 2024 at 10:00 AM**

- **QUORUM CHECK**

There were no District Engineer or District Manager reports.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

This item was presented following the Eleventh Order of Business.

ELEVENTH ORDER OF BUSINESS

Public Comments

Mr. Koroll asked if it is normal to see road cracking on three-year-old roads. Mr. Liens stated that road cracking is typical; it is not a structural issue. Asked if water could seep up through the cracks due to the high water levels, Mr. Liens stated that it is not typical; usually, water in the base and sub base is due to over irrigating.

A resident asked what causes divots in the road. Mr. Leins stated it is difficult to speculate as there are several scenarios, such as a storm drain pipe crossing the roadway. He will have the Geotechnical Engineer inspect them and provide recommendations.

A resident asked for the CDD to have the Geotechnical Engineer inspect the sunken concrete band that holds the pavers in on the southwest corner.

Resident Lisa Hart stated that, while riding her bike, she observed several bumps, not divots, containing water and with sand rising up, which she believes is causing cracks in the road.

Resident Tom Hart stated that the only time he observes water rising up to the roadway is when there is a three-day rain event. He stated that he does not believe the roadway issue is

197 due to over irrigation, as it did not occur last year. Mr. Leins stated that over irrigation occurs
198 during the first 30 days of when the house is built and sod is laid.

199 Mr. Hart suggested the CDD speak to the HOA and stated that he emailed the HOA
200 immediately after observing D.R. Horton construction crews picking up a downed sign and
201 throwing it in the dumpster. Ms. Sanchez asked Mr. Hart to forward the email to her to include
202 in her email to the HOA.

203 ▪ **Board Members' Comments/Requests**

204 **This item, previously the Tenth Order of Business, was presented out of order.**

205 There were no Board Member comments or requests.

206

207 **TWELFTH ORDER OF BUSINESS**

Adjournment

208

209 **On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, the**
210 **meeting adjourned at 11:30 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

6

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.

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

8

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, on November 5, 2024, three (3) members of the Board of Supervisors (“Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

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

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

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

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

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

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 19, 2024:

Seat # 5 (currently held by Paul Schmitt)

2. INCUMBENT BOARD SUPERVISOR. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor shall remain in office.

3. 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.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of November, 2024.

ATTEST:

**TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 101,069	\$ -	\$ -	\$ 101,069
Investments				
Reserve	-	710,363	801,431	1,511,794
Prepayment	-	17,182	747	17,929
Revenue	-	815,521	886,502	1,702,023
Total assets	<u>\$ 101,069</u>	<u>\$1,543,066</u>	<u>\$1,688,680</u>	<u>\$ 3,332,815</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 820	\$ -	\$ -	\$ 820
Taxes payable	153	-	-	153
Total liabilities	<u>973</u>	<u>-</u>	<u>-</u>	<u>973</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,543,066	1,688,680	3,231,746
Assigned				
Three months working capital	41,772	-	-	41,772
Unassigned	58,324	-	-	58,324
Total fund balances	<u>100,096</u>	<u>1,543,066</u>	<u>1,688,680</u>	<u>3,331,842</u>
Total liabilities and fund balances	<u>\$ 101,069</u>	<u>\$ 1,543,066</u>	<u>\$ 1,688,680</u>	<u>\$ 3,332,815</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 140,617	\$ 139,582	101%
Interest and miscellaneous	1	29	-	N/A
Total revenues	<u>1</u>	<u>140,646</u>	<u>139,582</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	9,000	12,000	75%
FICA	-	688	918	75%
Management/accounting/recording	3,643	43,721	43,721	100%
Debt service fund accounting	644	7,725	7,725	100%
Legal	781	14,395	36,000	40%
Engineering	700	14,251	5,000	285%
Audit	-	4,300	4,400	98%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	2,000	2,000	100%
Trustee	-	10,403	11,236	93%
Telephone	17	200	200	100%
Postage	22	141	500	28%
Printing & binding	42	500	500	100%
Legal advertising	109	1,154	1,200	96%
Annual special district fee	-	175	175	100%
Insurance	-	8,467	9,167	92%
Contingencies/bank charges	33	362	1,000	36%
Website	-	705	705	100%
ADA website compliance	-	210	210	100%
Total professional & administrative	<u>6,158</u>	<u>118,397</u>	<u>137,407</u>	86%
Other fees & charges				
Tax collector	-	1,403	2,181	64%
Total other fees & charges	<u>-</u>	<u>1,403</u>	<u>2,181</u>	64%
Total expenditures	<u>6,158</u>	<u>119,800</u>	<u>139,588</u>	86%
Excess/(deficiency) of revenues over/(under) expenditures	(6,157)	20,846	(6)	
Fund balances - beginning	106,253	79,250	62,329	
Assigned				
Three months working capital	41,772	41,772	41,772	
Unassigned	58,324	58,324	20,551	
Fund balances - ending	<u>\$ 100,096</u>	<u>\$ 100,096</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 791,225	\$ 785,537	101%
Assessment prepayments	-	17,064	-	N/A
Interest	6,385	70,025	-	N/A
Total revenues	<u>6,385</u>	<u>878,314</u>	<u>785,537</u>	112%
EXPENDITURES				
Principal	-	205,000	205,000	100%
Interest	-	546,219	546,219	100%
Tax collector	-	7,893	12,274	64%
Total expenditures	<u>-</u>	<u>759,112</u>	<u>763,493</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	6,385	119,202	22,044	
Fund balances - beginning	<u>1,536,681</u>	<u>1,423,864</u>	<u>1,381,547</u>	
Fund balances - ending	<u>\$ 1,543,066</u>	<u>\$ 1,543,066</u>	<u>\$ 1,403,591</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 1,094,342	\$ 1,086,623	101%
Interest	7,359	81,109	-	N/A
Total revenues	<u>7,359</u>	<u>1,175,451</u>	<u>1,086,623</u>	108%
EXPENDITURES				
Principal	-	265,000	265,000	100%
Interest	-	795,991	795,991	100%
Tax collector	-	10,917	16,978	64%
Total expenditures	<u>-</u>	<u>1,071,908</u>	<u>1,077,969</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	7,359	103,543	8,654	
Fund balances - beginning	<u>1,681,321</u>	<u>1,585,137</u>	<u>1,532,589</u>	
Fund balances - ending	<u><u>\$ 1,688,680</u></u>	<u><u>\$ 1,688,680</u></u>	<u><u>\$ 1,541,243</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2024	Regular Meeting	10:00 AM
November 6, 2024	Regular Meeting	10:00 AM
December 4, 2024	Regular Meeting	10:00 AM
February 5, 2025	Regular Meeting	10:00 AM
March 5, 2025	Regular Meeting	10:00 AM
April 2, 2025	Regular Meeting	10:00 AM
May 7, 2025	Regular Meeting	10:00 AM
June 4, 2025	Regular Meeting	10:00 AM
July 2, 2025	Regular Meeting	10:00 AM
August 6, 2025	Regular Meeting	10:00 AM
September 3, 2025	Regular Meeting	10:00 AM