

TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

March 5, 2025

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

February 26, 2025

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 March 5, 2025 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 February 5, 2025 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Presentation: Egis Insurance
7. Presentation: Master Association Insurance Coverage
8. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
9. Update: Street Signage Communication to HOA
10. Discussion: Shoreline Erosion
11. Acceptance of Unaudited Financial Statements as of January 31, 2025
12. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*

ATTENDEES:

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

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

- NEXT MEETING DATE: April 2, 2025 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

13. Board Members' Comments/Requests

14. Public Comments

15. 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

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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 February 5, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present were:

Scott Blaser	Chair
William Contardo	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Paul Schmitt	Supervisor-Appointee
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Tom Hart	Alan Hintz	Dennis Koroll	Paula Steinert	Helen Newmerzycky
Lisa Hart	George Guo	Charles Tanton	Tom Koonsman	Phil Markiewicz
Sue Perry	Bill Ambrose	Aaron Weikle	Czrlo Quintiliani	Maryann Bozich-DiLuigi

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:00 a.m. Supervisors Blaser, Contardo, Collins and Traczuk were present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

Mr. Blaser reviewed portions of Resolution 2021-05.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [James Collins – Seat 2, Michael Traczuk – Seat 4] (the following will be provided in a separate package)

Ms. Sanchez stated that the Oath of Office was administered to Mr. Collins and Mr. Traczuk before the meeting and the following items were explained before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Seat 5; Term Expires November 2028

Mr. Contardo nominated Mr. Paul Schmitt to fill Seat 5. No other nominations were made.

On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the appointment of Mr. Paul Schmitt to fill Seat 5, was approved.

• **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Paul Schmitt.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-02. Mr. Collins nominated the following:

Scott Blaser	Chair
Bill Contardo	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary
Paul Schmitt	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
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79	Cindy Cerbone	Assistant Secretary
80	Jamie Sanchez	Assistant Secretary
81	Craig Wrathell	Treasurer
82	Jeffrey Pinder	Assistant Treasurer

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84 **On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor,**
85 **Resolution 2025-02, Electing, as nominated, and Removing Officers of the**
86 **District and Providing for an Effective Date, was adopted.**

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89 **SIXTH ORDER OF BUSINESS**Approval of November 6, 2024 Regular
Meeting Minutes

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92 The following changes were made:

93 Lines 69 through 71: Delete "He thinks the foliage coming from the road is due to a
94 clogged stormwater system. Mr. Koroll suggested asking if this would reduce the insurance rate"

95 Line 101: Change "Blazer" to "Blaser"

96 Line 173: Insert "per the District Engineer," after "adequately,"

97 Line 174: Delete ", but the CDD should factor in exceptions with the rainfall and outside
98 sources"

99

100 **On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the**
101 **November 6, 2024 Regular Meeting Minutes, as amended, were approved.**

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104 **SEVENTH ORDER OF BUSINESS**

Chairman's Opening Remarks

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106 Mr. Blaser stated that the HOA is asking the CDD Board to designate him as liaison to the
107 HOA Board to improve communications between both Boards and clarify communications to
108 residents. He asked if there are any objections to this request. All Board Members replied no.

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110 **EIGHTH ORDER OF BUSINESS**

Public Comments

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112 Resident and Master HOA Board Member Diane Jochum stated that the HOA is asking the
113 CDD's help in determining responsibility for and ways to mitigate 4' to 5' of shoreline erosion
114 caused by the last few hurricanes that resulted in exposed irrigation lines. Mr. Blaser suggested
115 Mr. Babber review the area and determine the CDD's legal obligations for erosion outside of the

lake, caused by the lake or due to the lake, and for Staff to find out if there is any insurance coverage because it is a land movement issue. He recalled the CDD's Maintenance Agreement with the HOA if it is determined that the repairs are the CDD's responsibility. Ms. Sanchez stated, if so, the CDD would have to wait and budget funds in Fiscal Year 2026.

Mr. Babbar stated he reviewed the CDD's Maintenance Agreement with the Master Association and the Stormwater Maintenance Association, which does include responsibilities for annual repairs and maintenance. In response to a question, Mr. Babbar stated that the Master Association is responsible for certain common areas and the ponds and the Stormwater Maintenance Association is responsible for four specific tracts. Mr. Babbar stated that the Maintenance Agreement covers erosion if it is part of the easement and, if not, it is a homeowner responsibility. Mr. Blaser voiced his opinion that, if based on the assumption that wind on the lakes caused the erosion on private property, those repairs would still be covered under the Maintenance Agreement. Mr. Babbar concurred and stated, if it is part of the easement.

Ms. Sanchez asked Ms. Jochum to send her a map highlighting the erosion locations so the District Engineer can confirm if they are part of the Maintenance Agreement. Mr. Babbar will send his comments to Ms. Sanchez to distribute to the Board.

Resident Tom Koonsman distributed a Google map showing damages to the seawall along Maraviya Boulevard and an outline of his perspective as to what is happening because of a missing seawall, which he believed was not needed since, initially, no homes were going to be built there. He invited the Board to tour the area behind his home. He will email the information to Ms. Sanchez to distribute to the Board.

Resident Alan Hintz asked for an update on the Builder/Developer repairing streets and curbs damaged during construction. Mr. Blaser stated this will be discussed during the Tenth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of AREHNA Engineering, Inc. Proposal 24-271 for Geotechnical Engineering Services

Ms. Sanchez presented AREHNA Engineering, Inc. Proposal 24-271 for geotechnical services. The project and a \$10,000 budget were approved in October 2024 but she is having difficulty obtaining additional proposals and, of the 12 firms she contacted, the two that committed to submitting a proposal have yet to do so.

Mr. Traczuk stated he contacted several companies who all declined to submit a proposal due to a conflict with the CDD or with D.R. Horton. He attempted to negotiate the \$8,800 fee with one; however, it would require reducing the scope of work.

On MOTION by Mr. Traczuk and seconded by Mr. Blaser, with all in favor, AREHNA Engineering, Inc. Proposal 24-271 for Geotechnical Engineering Services for the Maraviya Boulevard and Toscavilla Boulevard project, subject to adding the CDD's terms to the Agreement, in the not-to-exceed amount of \$8,800, was approved.

TENTH ORDER OF BUSINESS

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

The Becker & Poliakoff April 2, 2024 letter regarding D.R. Horton construction defects was included for informational purposes.

Mr. Traczuk and Ms. Sanchez discussed the following:

- CDD Staff and Ms. Jochum will attend the road, sidewalk and curb inspections with D.R. Horton. Mr. Traczuk thinks all the sidewalks are discolored and need to be replaced.
- Once the core sample results from the various roads are received, a determination will be made whether there are roads the Developer will have to address, not D.R. Horton.
- Ms. Sanchez is gathering resident information about potential defects; she received 48 emails. Residents are following up on their emails; they should expect it to be a lengthy process.

This item will remain on the agenda.

ELEVENTH ORDER OF BUSINESS

Update: Street Signage Communication to HOA

Ms. Sanchez stated that Sebastian emailed her about ordering the permanent street signs. She asked if the permanent signs to replace temporary ones were installed. Ms. Jochum provided updates on areas where temporary signs were installed and those still pending and missing. Mr. Blaser will tour the areas; all missing safety-related stop signs, yield signs and street signs should be addressed immediately. Ms. Perry will email Ms. Sanchez which areas are still outstanding and the photos of the signs that were installed to forward to the Board.

This item will remain on the agenda.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

Mr. Blaser advised residents that the budget, financial statements and the meeting minutes, etc. are posted on the CDD website.

On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of December 31, 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

Ms. Sanchez stated the CDD and HOA's Insurance Representative will present at the next meeting. She asked the Board Members to submit questions before the meeting.

- **NEXT MEETING DATE: March 5, 2025 at 10:00 AM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Schmitt asked about upgrading the audio equipment, as he has difficulty hearing Mr. Babbar over the phone. Ms. Sanchez stated she will switch out the speaker for the next meeting.

Mr. Contardo stated that he is happy to see the HOA working together with the CDD.

Mr. Blaser asked Ms. Jochum to let him know which meetings he needs to attend. Ms. Jochum stated that the list of HOA meeting dates are posted on the bulletin board.

Mr. Traczuk stated he is glad to have an engineering firm to report on the road conditions so it can proceed with D. R. Horton and possibly pursue the builder so the CDD can be completed.

A Board Member commended the HOA Board for disseminating information on the different projects it is working on.

Mr. Blaser stated he is replying to resident emails informing them that the projects to remediate sidewalk and other deficiencies will take a little longer to resolve.

220

221 **FIFTEENTH ORDER OF BUSINESS****Public Comments**

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223 Ms. Jochum stated, if there was never a stop sign on Ravello Road, than one cannot be
224 installed just because residents think it should have one. Mr. Blaser stated that the Florida
225 Department of Transportation (FDOT) regulations require installing one stop sign at a cross road.

226 Resident Dennis Koroll asked for the locations of the distressed areas referred to in the
227 AREHNA proposal. Ms. Sanchez stated the information is from the District Engineer's Report. The
228 District Engineer will be on site to confirm the six core samples are taken at the correct location.

229 Resident Aaron Weikle thinks a collaboration with the HOA, CDD and its residents is
230 needed to expedite the repairs, as it is not just about erosion but actual utilities and exposed
231 electrical wiring. He hopes to see a continue progression of this discussion by both groups.

232 A resident suggested fencing off the shoreline until the repairs are done.

233 Mr. Weikle stated there is exposed wiring two houses down from his home.

234 Resident Sue Perry asked for Mr. Leins' Report on ownership and maintenance
235 responsibilities presented at the June 28, 2023 meeting. Ms. Sanchez stated she responded to
236 her request a week or more ago and included the meeting minutes, agreements and amended
237 agreements.

238 Resident Maryann Bozich-DiLuigi asked why the email address residents are instructed to
239 use is not monitored. Ms. Sanchez stated it is monitored, just not daily; she suggested emailing
240 her directly or calling her if they want an immediate response.

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242 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

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244 There being nothing further to discuss, the meeting adjourned at 11:06 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

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.

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**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 457,948	\$ -	\$ -	\$ 457,948
Investments				
Reserve	-	710,363	801,432	1,511,795
Prepayment	-	17,182	759	17,941
Revenue	-	945,974	1,064,233	2,010,207
Due from general fund	-	113,003	156,629	269,632
Total assets	<u>\$ 457,948</u>	<u>\$1,786,522</u>	<u>\$2,023,053</u>	<u>\$ 4,267,523</u>
LIABILITIES				
Liabilities:				
Due to debt service fund 2014	\$ 113,003	\$ -	\$ -	\$ 113,003
Due to debt service fund 2018	156,629	-	-	156,629
Total liabilities	<u>269,632</u>	<u>-</u>	<u>-</u>	<u>269,632</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,786,522	2,023,053	3,809,575
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	143,371	-	-	143,371
Total fund balances	<u>188,316</u>	<u>1,786,522</u>	<u>2,023,053</u>	<u>3,997,891</u>
Total liabilities and fund balances	<u>\$ 457,948</u>	<u>\$1,786,522</u>	<u>\$2,023,053</u>	<u>\$ 4,267,523</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 20,493	\$ 128,606	\$ 140,076	92%
Interest and miscellaneous	8	19	-	N/A
Total revenues	<u>20,501</u>	<u>128,625</u>	<u>140,076</u>	92%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	1,800	12,000	15%
FICA	-	138	918	15%
Management/accounting/recording	3,643	14,574	43,721	33%
Debt service fund accounting	643	2,575	7,725	33%
Legal	462	1,349	36,000	4%
Engineering	-	1,045	5,000	21%
Geotechnical Engineering	-	-	10,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	667	2,000	33%
Trustee	5,476	5,476	11,236	49%
Telephone	16	67	200	34%
Postage	11	11	500	2%
Printing & binding	42	167	500	33%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	8,931	9,900	90%
Contingencies/bank charges	32	128	1,000	13%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>10,492</u>	<u>37,808</u>	<u>147,890</u>	26%
Other fees & charges				
Tax collector	<u>303</u>	<u>1,924</u>	<u>2,189</u>	88%
Total other fees & charges	<u>303</u>	<u>1,924</u>	<u>2,189</u>	88%
Total expenditures	<u>10,795</u>	<u>39,732</u>	<u>150,079</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	9,706	88,893	(10,003)	
Fund balances - beginning	178,610	99,423	76,953	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	143,371	143,371	22,005	
Fund balances - ending	<u>\$ 188,316</u>	<u>\$ 188,316</u>	<u>\$ 66,950</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 114,697	\$ 719,776	\$ 785,537	92%
Interest	3,925	19,607	-	N/A
Total revenues	<u>118,622</u>	<u>739,383</u>	<u>785,537</u>	94%
EXPENDITURES				
Principal	-	215,000	215,000	100%
Interest	-	270,163	534,144	51%
Tax collector	1,694	10,770	12,274	88%
Total expenditures	<u>1,694</u>	<u>495,933</u>	<u>761,418</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	116,928	243,450	24,119	
Fund balances - beginning	<u>1,669,594</u>	<u>1,543,072</u>	<u>1,477,160</u>	
Fund balances - ending	<u><u>\$ 1,786,522</u></u>	<u><u>\$ 1,786,522</u></u>	<u><u>\$ 1,501,279</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 158,977	\$ 997,656	\$ 1,086,623	92%
Interest	4,084	21,734	-	N/A
Total revenues	<u>163,061</u>	<u>1,019,390</u>	<u>1,086,623</u>	94%
EXPENDITURES				
Principal	-	275,000	275,000	100%
Interest	-	395,097	783,319	50%
Tax collector	2,348	14,928	16,978	88%
Total expenditures	<u>2,348</u>	<u>685,025</u>	<u>1,075,297</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	160,713	334,365	11,326	
Fund balances - beginning	<u>1,862,340</u>	<u>1,688,688</u>	<u>1,629,258</u>	
Fund balances - ending	<u><u>\$ 2,023,053</u></u>	<u><u>\$ 2,023,053</u></u>	<u><u>\$ 1,640,584</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 CANCELED	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