

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

June 21, 2017

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

June 14, 2017

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

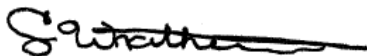
ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District will be held on **Wednesday, June 21, 2017, at 10:00 a.m.**, at the offices of **Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Approval of Requisition(s)
4. Ratification of Contract/Change Order(s)/Purchase Order(s)
5. Approval of **May 17, 2017** Regular Meeting Minutes
6. Acceptance of Unaudited Financial Statements as of April 30, 2017
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. **NEXT MEETING DATE: July 5, 2017 at 10:00 A.M.**
8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should you have any questions, please do not hesitate to contact our office at (561) 571-0010.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 2144145

1 **MINUTES OF MEETING**
2 **TOSCANA ISLES**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Board of Supervisors of the Toscana Isles Community
6 Development District was held on **Wednesday, May 17, 2017**, at the **offices of Vanguard**
7 **Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.**
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9 **Present at the meeting were:**

10 Samantha Hays Chair
11 Brian Watson Vice Chair
12 Alex Hays Assistant Secretary
13
14

15 **Also present were:**

16
17 Michael Szymonowicz (*via telephone*) Wrathell, Hunt and Associates, LLC
18 Vivek Babbar (*via telephone*) District Counsel
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20

21 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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23 Mr. Szymonowicz called the meeting to order at 10:05 a.m. Supervisors Samantha Hays,
24 Brian Watson and Alex Hays were present, in person. Supervisors John Peshkin and Daniel
25 Peshkin were not present.
26

27 **SECOND ORDER OF BUSINESS**

Public Comments

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29 There being no public comments, the next item followed.
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31 **THIRD ORDER OF BUSINESS**

Approval of Requisition(s)

32 Mr. Watson presented the following requisitions:

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- 34 ➤ Requisition #216, Juniper Landscaping, Inc., Payment of Retention on Previously Paid
 - 35 Invoices (\$760)
 - 36 ➤ Requisition #217, LALP Development, LLC, Reimbursement Related to Phase 2 Utility
 - 37 Maintenance Bond (\$554)
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On MOTION by Mrs. Hays and seconded by Mr. Hays, with all in favor, Requisition #216, from Juniper Landscaping, Inc., for payment of retention on previously paid invoices, in the amount of \$760, and Requisition #217, from LALP Development, LLC, for reimbursement related to Phase 2 Utility Maintenance Bond, in the amount of \$554, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Contract/Change Order(s)/Purchase Order(s)

There being no contract/change order(s) or purchase order(s) to ratify, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of April 5, 2017 Regular Meeting Minutes

Mr. Szymonowicz presented the April 5, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the April 5, 2017 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2017

Mr. Szymonowicz presented the Unaudited Financial Statements as of March 31, 2017.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the Unaudited Financial Statements as of March 31, 2017, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar stated that the 2017 Florida legislative session concluded. A bill was passed that rectified stale provisions and references. Another bill, related to public records requests,

80 was passed; whereby, if the request was not complied with, it was at the judge’s discretion to
81 award attorney’s fees rather than attorney’s fees being automatically awarded. This was a good
82 outcome for CDDs, as it could discourage peculiar or frivolous public records requests aimed at
83 being awarded attorney’s fees.

84 **B. District Engineer**

85 The District Engineer was not present.

86 **C. District Manager**

87 **i. NEXT MEETING DATE: June 7, 2017 at 10:00 A.M.**

88 The next meeting will be held on June 7, 2017 at 10:00 a.m., at this location.

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90 **EIGHTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

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92 There being no Board Members’ comments or requests, the next item followed.

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94 **NINTH ORDER OF BUSINESS**

Public Comments

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96 There being no public comments, the next item followed.

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98 **TENTH ORDER OF BUSINESS**

Adjournment

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100 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mrs. Hays and seconded by Mr. Hays, with
all in favor, the meeting adjourned at 10:12 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2017**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2017**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 37,215	\$ -	\$ -	\$ 37,215
Investments				
Reserve	-	719,440	-	719,440
Prepayment	-	7,883	-	7,883
Revenue	-	473,386	-	473,386
Construction	-	-	1,850	1,850
Due from general fund	-	1,630	-	1,630
Total assets	<u>\$ 37,215</u>	<u>\$ 1,202,339</u>	<u>\$ 1,850</u>	<u>\$ 1,241,404</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Retainage payable	-	-	760	760
Due to Developer	2,500	-	-	2,500
Due to debt service fund	1,630	-	-	1,630
Total liabilities	<u>5,130</u>	<u>-</u>	<u>760</u>	<u>5,890</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,202,339	-	1,202,339
Capital projects	-	-	1,090	1,090
Unassigned	32,085	-	-	32,085
Total fund balances	<u>32,085</u>	<u>1,202,339</u>	<u>1,090</u>	<u>1,235,514</u>
Total liabilities and fund balances	<u>\$ 37,215</u>	<u>\$ 1,202,339</u>	<u>\$ 1,850</u>	<u>\$ 1,241,404</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 108	\$ 18,109	\$ 18,320	99%
Assessment levy: off-roll	12,412	45,609	53,876	85%
Interest and miscellaneous	5	20	-	N/A
Total revenues	<u>12,525</u>	<u>63,738</u>	<u>72,196</u>	88%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,333	23,333	40,000	58%
Legal	61	3,417	7,500	46%
Engineering	-	-	1,000	0%
Audit	-	3,300	3,800	87%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	4,327	7,500	58%
Telephone	17	117	200	59%
Postage	-	526	500	105%
Printing & binding	42	292	500	58%
Legal advertising	-	371	1,200	31%
Annual special district fee	-	175	175	100%
Insurance	-	6,185	6,235	99%
Contingencies	26	187	500	37%
Website	-	631	600	105%
Tax Collector	2	272	286	95%
Total professional & administrative	<u>3,564</u>	<u>43,716</u>	<u>72,196</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	8,961	20,022	-	
Fund balances - beginning	23,124	12,063	3,156	
Fund balances - ending	<u>\$ 32,085</u>	<u>\$ 32,085</u>	<u>\$ 3,156</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2017**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 1,654	\$ 277,310	\$ 280,545	99%
Special assessment: off-roll	202,126	202,126	501,722	40%
Assessment prepayments	-	7,880	-	N/A
Interest	219	560	-	N/A
Total revenues	<u>203,999</u>	<u>487,876</u>	<u>782,267</u>	
EXPENDITURES				
Debt service				
Principal	-	140,000	140,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	315,087	626,150	50%
Tax collector	25	4,159	4,384	95%
Total expenditures	<u>25</u>	<u>464,246</u>	<u>770,534</u>	
Excess/(deficiency) of revenues over/(under) expenditures	203,974	23,630	11,733	
Fund balances - beginning	998,365	1,178,709	1,178,679	
Fund balances - ending	<u>\$ 1,202,339</u>	<u>\$ 1,202,339</u>	<u>\$ 1,190,412</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2017**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 44
Total revenues	10	44
EXPENDITURES		
Capital outlay	45,527	159,604
Total expenditures	45,527	159,604
Excess/(deficiency) of revenues over/(under) expenditures	(45,517)	(159,560)
Fund balances - beginning	46,607	160,650
Fund balances - ending	\$ 1,090	\$ 1,090