

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

August 24, 2022

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

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

August 17, 2022

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 24, 2022 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. Discussion/Consideration: Meeting Duration [**1 hour**]
3. Public Comments [**10 minutes**]

CONSENT AGENDA ITEMS [2 minutes]

4. Ratification of Proposals/Agreements/Invoices:
 - A. Martin Sewer Testing, Inc., Estimate #178 for CCTV Agreement - Phases 5 & 6
 - B. DeJonge Excavating Contractors, Inc., Estimate #022506 for Jet-Vac Clean Live Sewer Lines
 - C. USSI, LLC, Estimate #1844 to Perform Smoke Testing
 - D. JSM Property Services, LLC, for Standby Cleaning
5. Acceptance of Unaudited Financial Statements as of July 31, 2022
6. Approval of May 25, 2022 Regular Meeting Minutes

BUSINESS ITEM(S)

7. Acceptance of Resignation of Jeffrey Sweater, SEAT 2
8. Consider Appointment of Qualified Electors to Fill Unexpired Terms of Seats 2 and 4; *Terms Expire November 2024* [**4 minutes**]
 - Candidates

- A. Scott J. Blaser
 - B. James K. Collins
 - C. William Contardo
 - D. Suzanne J. Doyle
 - E. Michael Traczuk
9. Administration of Oath of Office to Newly Appointed Supervisors *(the following to be provided in a separate package)* **[4 minutes]**
- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
10. Consideration of Resolution 2022-04, Designating Certain Officers of the District, and Providing for an Effective Date **[4 minutes]**
11. Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date **[3 minutes]**
12. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by McDirmit Davis **[3 minutes]**
13. Consideration of Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021 **[3 minutes]**
14. Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023 Budget **[4 minutes]**
- A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

15. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date **[3 minutes]**

16. Continued Discussion: Policy Regarding Parking and Towing **[3 minutes]**

17. Ratification of 20-Year Stormwater Management Needs Analysis Report **[3 minutes]**

18. STAFF REPORTS **[4 minutes]**

A. District Counsel: *Straley Robin Vericker*

B. District Engineer: *AM Engineering, LLC*

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

I. 848 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: September 28, 2022 at 10:00 A.M.

○ QUORUM CHECK

Daniel Peshkin	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Alex Hays	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Brian Watson	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

19. Board Members' Comments/Requests **[2 minutes]**

20. Public Comments **[8 minutes]**

21. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

Cindy Carbone

Cindy Carbone
 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**

4A


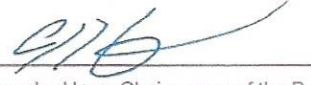
Martin Sewer Testing Inc

941 812-0565
5403 13th Ave Dr. W.
Bradenton, FL 34209

Estimate

Date	Estimate #
7/19/2022	178

Name / Address
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT 6561 PALMER PARK CIRCLE SUITE B SARASOTA,FL.34238

			Project
Description	Qty	Cost	Total
<p>Toscana Isles Phases 5 &6 CCTV work to be performed at .75 per linear foot. Hourly Rate of \$200.00 per hour will only be applied for wait time which is no fault of Martin Sewer Testing</p> <p>Contractor shall provide a certificate of insurance naming Toscana Isles Community Development District as additional insured and meeting the requirements attached hereto.</p> <p>Accepted By:  TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT</p> <p>By:  Alexander Hays, Chairperson of the Board of Supervisors <i>mas</i></p>			
Thank you for the opportunity		Total	\$0.00

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4B

DeJonge Excavating Contractors Inc.

203 S. Jackson Road
 Venice, FL 34292
 941-485-7799

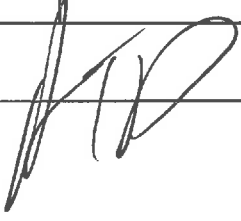
Estimate

Date	Estimate #
1/3/2022	022506


Name / Address
Toscana Isles Community Development Distr 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Project

Description	Qty	Rate	Total
Jet-Vac clean live sewer lines in Toscana Isles. Billed Time And Material.			
58 Jetter Vac Truck - 16yd	24	250.00	6,000.00
Dump Fee	3	500.00	1,500.00
Water Supply	1	750.00	750.00
Start date of 8/1/2022			
Contractor shall provide certificate of insurance naming Toscana Isles Community Development District as additional insured and meeting the requirements attached hereto.			



Toscana Isles Community Development District



Alexander Hays as Vice Chairman

Subtotal	\$8,250.00
Sales Tax (0.00)	\$0.00
Total	\$8,250.00

SCHEDULE OF INSURANCES

1. Workers and Workmen's Compensation including occupational disease and employer's liability insurance in statutory amounts and coverages required by Florida law.
2. Comprehensive General Liability on an occurrence basis, including coverage for direct operations, sublet portions of the Work and contractual liability with limits not less than those stated below:
 - a. Bodily injury liability-including personal and advertising injury in the minimum amount of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) aggregate.
 - b. Property damage liability in the minimum amount of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) in the aggregate. Property damage liability insurance shall include broad form coverage.
 - c. Products and completed operations liability insurance in the minimum amount of \$1,000,000, which shall continue in force for one year after Substantial Completion of the work. Contractor agrees to provide Owner an updated Certificate of Insurance ("COI") naming Owner as an Additional Insured ("AI") with Waivers of Subrogation ("WOS") meeting the foregoing requirements for each year following completion of the project through the state of Florida Statute of Repose period.

General Aggregate limits shall apply on a per project basis. Contractor and Owner shall be named as an AI. If any of the work is subcontracted, Contractor's Protective Liability Insurance must be with limits specified above in 1 and 2.

3. Comprehensive Automobile Insurance, including coverage for owned, non-owned and hired vehicles, naming Contractor and Owner as an AI, for limits not less than listed below.
 - a. Bodily injury liability in the minimum amount of one million dollars (\$1,000,000.00) for each person and one million dollars (\$1,000,000.00) for each accident, and;
 - b. Property damage liability in the minimum amount of one million dollars (\$1,000,000.00) for each accident, or;
 - c. Combined Single Limit in the minimum amount of one million dollars (\$1,000,000.00) for each accident.
4. In addition to all coverage above, the Contractor shall furnish Umbrella Liability or Excess Liability Insurance on an occurrence basis covering all risks noted above, in the minimum amount of one million dollars (\$1,000,000.00) per occurrence and in the aggregate. The policy shall name the Contractor and Owners as an AI thereunder.

Liability insurance for the comprehensive General Liability and Comprehensive Automobile Liability policies required above may be furnished for the full limits required or by combining the limits on such policies with the limits required for the Umbrella Liability or Excess Liability Insurance policy.

Upon execution of this Agreement, and prior to the Subcontractor's commencing any work or services with regard to the Project, the Subcontractor shall carry commercial *per project* general liability insurance on ISO form CG 00 01 10 01 (or a substitute from providing equivalent coverage) and the Subcontractor shall provide the contractor with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or a substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 2037 10 01 (or substitute forms providing equivalent coverage) **naming the Contractor and the Owners as Additional Insureds** thereunder. Additional insured coverage shall apply as *primary* insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insureds, shall not be less than \$1 million dollars Each Occurrence, \$2 million General Aggregate (subject to a per project general aggregate provision, applicable to insurance) which shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors. All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be reasonably acceptable to Contractor. All Subcontractor insurance carriers must maintain an A.M. Best rating of "A-" or better. Coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation. Owner or Contractor will be given 30 days written notice if the policy is cancelled. Subcontractor shall obtain from each of its insurers a *Waiver of Subrogation* on Commercial General Liability, Automobile Liability, Umbrella Liability or Excess Liability Insurance and Worker's Compensation in favor of Owner and Contractor with respect to losses arising out of or in connection with work performed under this contract.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4C

USSI, LLC
752 Commerce Drive Suite 15
Venice, FL 34292
+1 9414085091
dion@ussiusa.com



ADDRESS

Toscana Isles Community Development District
Attn: John Peshkin
6561 Palmer Park Cricle
Suite B
Sarasota, FL 34238

Estimate 1844

DATE 07/18/2022

EXPIRATION DATE 08/18/2022

ACTIVITY	QTY	RATE	AMOUNT
Smoke Testing Smoke Testing with Detailed Report of Defects	10,404	0.58	6,034.32T

Contractor shall provide certificate of insurance naming Toscana Isles Community Development District as additional insured and meeting the requirements attached hereto.

SUBTOTAL	6,034.32
TAX (7%)	422.40
TOTAL	\$6,456.72

Accepted By

Toscana Isles Community Development District

By: *AH*
Alexander Hays, Chairperson of the Board of Supervisors

Accepted Date

Eric M...

7-22-22

SCHEDULE OF INSURANCES

1. Workers and Workmen's Compensation including occupational disease and employer's liability insurance in statutory amounts and coverages required by Florida law.
2. Comprehensive General Liability on an occurrence basis, including coverage for direct operations, sublet portions of the Work and contractual liability with limits not less than those stated below:
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Upon execution of this Agreement, and prior to the Subcontractor's commencing any work or services with regard to the Project, the Subcontractor shall carry commercial *per project* general liability insurance on ISO form CG 00 01 10 01 (or a substitute from providing equivalent coverage) and the Subcontractor shall provide the contractor with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or a substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 2037 10 01 (or substitute forms providing equivalent coverage) **naming the Contractor and the Owners as Additional Insureds** thereunder. Additional insured coverage shall apply as *primary* insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insureds, shall not be less than \$1 million dollars Each Occurrence, \$2 million General Aggregate (subject to a per project general aggregate provision, applicable to insurance) which shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors. All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be reasonably acceptable to Contractor. All Subcontractor insurance carriers must maintain an A.M. Best rating of "A-" or better. Coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation. Owner or Contractor will be given 30 days written notice if the policy is cancelled. Subcontractor shall obtain from each of its insurers a *Waiver of Subrogation* on Commercial General Liability, Automobile Liability, Umbrella Liability or Excess Liability Insurance and Worker's Compensation in favor of Owner and Contractor with respect to losses arising out of or in connection with work performed under this contract.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4D

From: [John Peshkin](#)
To: [JILL MCGHEE](#)
Cc: [Alexander Hays](#); [Kortney English](#); [Brian Watson](#)
Subject: CDD - Standby Cleaning Agreement

Jill,

As agreed, JSM Property Services, LLC will have 2 people on standby at Toscana Isles next Monday, Tuesday & Wednesday (August 1, 2 & 3) from 8:00 a.m. to 4:30 p.m. (I modified the times). As discussed, we will call you should a clean-up be required, as a result the work being done to the sewer lines.

JSM will be paid \$400/day (total of \$1,200), plus \$50/hr. for extra time outside the agreed standby hours.

Your invoice should be made out to:

Toscana Isles Community Development District
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

Let me know if you have any questions.

Thanks,

John

John R. Peshkin | Managing Principal | Vanguard Land, LLC | 6561 Palmer Park Circle, Suite B | Sarasota, FL 34238

Cell: 941-350-3433 | Office: 941-552-6705 | Fax: 941-346-6115 | jpeshkin@vanguardland.com | www.vanguardland.com

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Capital Projects Fund Series 2014	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 60,533	\$ -	\$ -	\$ -	\$ -	\$ 60,533
Investments						
Reserve	-	710,363	802,092	-	-	1,512,455
Interest	-	-	6	-	-	6
Prepayment	-	117	8,314	-	-	8,431
Revenue	-	619,870	697,130	-	-	1,317,000
Construction	-	-	-	1	1,767	1,768
Total assets	<u>\$ 60,533</u>	<u>\$1,330,350</u>	<u>\$1,507,542</u>	<u>\$ 1</u>	<u>\$ 1,767</u>	<u>\$ 2,900,193</u>
LIABILITIES						
Liabilities:						
Due to Developer	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Developer advance	-	-	-	-	387	387
Total liabilities	<u>2,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>387</u>	<u>2,887</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,330,350	1,507,542	-	-	2,837,892
Capital projects	-	-	-	1	1,380	1,381
Assigned						
Three months working capital	36,648	-	-	-	-	36,648
Unassigned	21,385	-	-	-	-	21,385
Total fund balances	<u>58,033</u>	<u>1,330,350</u>	<u>1,507,542</u>	<u>1</u>	<u>1,380</u>	<u>2,897,306</u>
Total liabilities and fund balances	<u>\$ 60,533</u>	<u>\$1,330,350</u>	<u>\$1,507,542</u>	<u>\$ 1</u>	<u>\$ 1,767</u>	<u>\$ 2,900,193</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 106,485	\$ 106,283	100%
Assessment levy: off-roll	-	47,143	47,143	100%
Interest and miscellaneous	1	22	-	N/A
Total revenues	<u>1</u>	<u>153,650</u>	<u>153,426</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	1,507	5,168	29%
Management/accounting/recording	3,643	36,434	43,721	83%
Debt service fund accounting	644	6,438	7,725	83%
Legal	2,074	18,506	36,000	51%
Engineering	-	-	1,000	0%
Engineering - stormwater reporting	10,000	10,000	-	N/A
Audit	4,000	4,000	4,400	91%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,667	2,000	83%
Trustee	-	10,236	10,236	100%
Telephone	17	167	200	84%
Postage	18	126	500	25%
Printing & binding	42	417	500	83%
Legal advertising	-	378	1,200	32%
Annual special district fee	-	175	175	100%
Insurance	-	7,246	7,275	100%
Contingencies/bank charges	23	1,353	3,000	45%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>20,628</u>	<u>98,650</u>	<u>124,765</u>	79%
Other fees & charges				
Tax collector	-	1,597	1,661	96%
Total other fees & charges	<u>-</u>	<u>1,597</u>	<u>1,661</u>	96%
Total expenditures	<u>20,628</u>	<u>100,247</u>	<u>126,426</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(20,627)	53,403	27,000	
Fund balances - beginning	78,660	4,630	12,718	
Assigned				
Three months working capital	36,648	36,648	36,648	
Unassigned	21,385	21,385	3,070	
Fund balances - ending	<u>\$ 58,033</u>	<u>\$ 58,033</u>	<u>\$ 39,718</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 787,056	\$ 785,537	100%
Interest	720	1,095	-	N/A
Total revenues	<u>720</u>	<u>788,151</u>	<u>785,537</u>	100%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	568,356	568,500	100%
Tax collector	-	11,807	12,274	96%
Total expenditures	<u>-</u>	<u>765,163</u>	<u>760,774</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	720	22,988	24,763	
Fund balances - beginning	<u>1,329,630</u>	<u>1,307,362</u>	<u>1,304,429</u>	
Fund balances - ending	<u><u>\$ 1,330,350</u></u>	<u><u>\$ 1,330,350</u></u>	<u><u>\$ 1,329,192</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 500,787	\$ 499,823	100%
Assessment levy: off-roll	-	578,021	578,021	100%
Assessment prepayments	-	5,139	-	N/A
Interest	1,151	2,376	-	N/A
Total revenues	<u>1,151</u>	<u>1,086,323</u>	<u>1,077,844</u>	101%
EXPENDITURES				
Principal	-	220,000	220,000	100%
Principal prepayment	-	55,000	55,000	100%
Interest	-	819,766	819,766	100%
Tax collector	-	7,512	7,810	96%
Total expenditures	<u>-</u>	<u>1,102,278</u>	<u>1,102,576</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,151	(15,955)	(24,732)	
Fund balances - beginning	<u>1,506,391</u>	<u>1,523,497</u>	<u>1,520,020</u>	
Fund balances - ending	<u><u>\$ 1,507,542</u></u>	<u><u>\$ 1,507,542</u></u>	<u><u>\$ 1,495,288</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	1	1
Fund balances - ending	\$ 1	\$ 1

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 9,613
Misc. income	-	14,455
Interest	1	63
Total revenues	1	24,131
EXPENDITURES		
Capital outlay	-	1,137,487
Total expenditures	-	1,137,487
Excess/(deficiency) of revenues over/(under) expenditures	1	(1,113,356)
Fund balances - beginning	1,379	1,114,736
Fund balances - ending	\$ 1,380	\$ 1,380

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6

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 May 25, 2022, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present were:

Alex Hays	Chair
Daniel Peshkin	Assistant Secretary
Jeffrey Sweater	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts (via telephone)	District Counsel
William Contardo	Resident
Scott Blaser	Resident
Jim Collins	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Hays, Peshkin and Sweater were present, in person. Supervisors Watson was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

**Discussion/Consideration: Meeting
Duration [2 hours]**

Ms. Cerbone stated that the meeting was anticipated to last no longer than two hours. The Board agreed that two hours was sufficient.

Ms. Cerbone explained the public comments process, whereby residents will have two opportunities during the meeting to make comments.

39 **THIRD ORDER OF BUSINESS** **Public Comments [10 minutes]**

40
41 There were no public comments.

42
43 **CONSENT AGENDA ITEMS [5 minutes]**

44 Ms. Cerbone presented the following Consent Agenda Items:

45
46 **FOURTH ORDER OF BUSINESS** **Discussion: Requisition(s)**

- 47
- 48 **A. No. 391, Manatee Asphalt, Inc. [\$5,025.00]**
- 49 **B. No. 392, Pat O’Hara Pavers, Inc. [\$4,263.00]**
- 50 **C. No. 393, AM Engineering, LLC [\$325.00]**
- 51 **D. No. 394, Smith-Manus Agency, Inc. [\$1,230.00]**
- 52 **E. No. 395, Smith-Manus Agency, Inc. [\$389.00]**

53
54 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
55 **Statements as of March 31, 2022**

56
57
58 **SIXTH ORDER OF BUSINESS** **Approval of January 26, 2022 Regular**
59 **Minutes**

60
61
62 **On MOTION by Mr. Sweater and seconded by Mr. Peshkin, with all in favor, the**
63 **Consent Agenda Items in the Fourth, Fifth and Sixth Orders of Business, were**
64 **approved and/or ratified and/or accepted.**

65
66
67 **BUSINESS ITEMS**

68 **SEVENTH ORDER OF BUSINESS** **Consider Appointment of Qualified Elector**
69 **to Fill Unexpired Term of Seat 4; Term**
70 **Expires November 2024 [30 minutes]**

71
72 Ms. Cerbone recalled that Supervisor LaBoe resigned at the last meeting and stated four
73 individuals responded to the e-blast regarding the vacant seat. Each respondent’s information
74 was included in the agenda and two of those candidates were present. The Board is not

75 required to fill Seat 4 now. Seat 4 expires in 2024; it is not one of the two seats going to
76 General Election in 2022. She noted that three Board Members must be present, in person, to
77 establish a quorum to conduct a meeting. Nomination and voting procedures and the desire to
78 fill the seat were discussed. The consensus was to hear from the candidates present and to
79 defer a vote until the next meeting.

80 • **Candidates**

81 **A. Scott J. Blaser**

82 Resident Scott Blaser discussed his qualifications, experience and interest in serving on
83 the Board and responded to questions.

84 **B. James Collins**

85 **C. William Contardo**

86 Resident Bill Contardo discussed his qualifications, experience and interest in serving on
87 the Board and responded to questions.

88 **D. Michael Traczuk**

89 Ms. Cerbone stated the Board can contact all candidates individually to discuss their
90 interest and experience. She discussed the qualification processes for the upcoming General
91 Election and stated another e-blast would be sent to residents.

92

93 **EIGHTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Appointed Supervisor *(the following to be
provided in a separate package)* [5
minutes]**

94

95 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

96 **B. Membership, Obligations and Responsibilities**

97 **C. Financial Disclosure Forms**

98 **I. Form 1: Statement of Financial Interests**

99 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

100 **III. Form 1F: Final Statement of Financial Interests**

101 **D. Form 8B – Memorandum of Voting Conflict**

102 This item was deferred.

103

106 **NINTH ORDER OF BUSINESS**

107 **Consideration of Resolution 2022-04,**
108 **Designating Certain Officers of the District,**
109 **and Providing for an Effective Date [5**
110 **minutes]**

111 This item was deferred.

112

113 **TENTH ORDER OF BUSINESS**

114 **Consideration of Resolution 2022-05,**
115 **Approving a Proposed Budget for Fiscal**
116 **Year 2022/2023 and Setting a Public**
117 **Hearing Thereon Pursuant to Florida Law;**
118 **Addressing Transmittal, Posting and**
119 **Publication Requirements; Addressing**
120 **Severability; and Providing an Effective**
121 **Date [10 minutes]**

122 Ms. Cerbone presented Resolution 2022-05. She reviewed the proposed Fiscal Year
123 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the
124 Fiscal Year 2022 budget, and explained the reasons for any adjustments. Some assessments
125 still appear as off-roll assessments, based on platting. When the official tax roll is received from
126 the Property Appraiser, some or all properties might move on roll. Funds remain budgeted in
127 “Contingencies” for armed security.

128 Discussion ensued about past security incidents, services provided by the Florida
129 Highway Patrol (FHP) and whether other arrangements with the local Sheriff might be possible.

130 Ms. Cerbone stated, in Fiscal Year 2022, assessments were more than the expenses as a
131 Board Member change generated higher than anticipated legal fees, depleting the budget and
132 created the need to rebuild the “3 months’ Working Capital” budget that is needed to meet the
133 CDD’s obligations before receiving collected assessment revenues from the Tax Collector.

134

135 **On MOTION by Mr. Hays and seconded by Mr. Sweater, with all in favor,**
136 **Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023**
137 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 24,**
138 **2022 at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561**
139 **Palmer Park Circle, Suite B, Sarasota, Florida 34238; Addressing Transmittal,**
140 **Posting and Publication Requirements; Addressing Severability; and Providing**
141 **an Effective Date, was adopted.**

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ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date [10 minutes]

This item was deferred.

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TWELFTH ORDER OF BUSINESS

Continued Discussion: Policy Regarding Parking and Towing on CDD Roads [25 minutes]

156
157

- **Master Association Towing Policy**

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Ms. Cerbone recalled that, to legally and properly tow within the CDD on public roads owned by the CDD, the CDD must adopt rules regarding towing. The rules must be on the agenda of a publicly noticed meeting and be presented for consideration and adoption at a separate Public Hearing. Because a towing policy administrator would be needed, the agreement with the HOA would need to be modified to designate the Master Association as the Administrator. If the Board proceeds with this, the document needs to be edited and reviewed by District Counsel, outside of a meeting, and a Public Hearing must be scheduled; therefore, so implementing a towing policy would take at least 60 days.

165
166

Mr. Sweater stated he is scheduled to meet with Mr. O’Dea, Shelly and the HOA on May 26, 2022 regarding policy options.

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171

Discussion ensued regarding concerns about night towing, ensuring access for emergency vehicles and the Fire Department’s standing rule that cars will be moved as necessary in emergencies. The consensus was that night towing is not preferable. Regarding whether the City Police will be able to write tickets, Ms. Cerbone stated she previously researched the process for entering into a Traffic Enforcement Agreement.

172
173
174

Ms. Cerbone and Ms. Steinerts discussed the features and limitations of Traffic Enforcement Agreements and Towing Agreements. Ms. Steinerts stated, under rules and regulations for CDDs, the CDD does not have the authority to impose fines on CDD roads. Ms.

175 Cerbone noted that traffic enforcement generally addresses concerns with speeding and
176 reckless driving.

177 Ms. Cerbone stated Ms. Sanchez would attend the meeting on May 26, 2022.

178 This item would be included on the next agenda.

179

180 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports [5 minutes]

181

182 **I. District Counsel: *Straley Robin Vericker***

183 There was no report.

184 **II. District Engineer: *AM Engineering, LLC***

185 Ms. Cerbone stated that Mr. Leins would present the draft Stormwater Management
186 Needs Analysis Report in early June.

187 **III. District Manager: *Wrathell, Hunt and Associates, LLC***

- 188 • **NEXT MEETING DATE: June 22, 2022 at 10:00 A.M.**

- 189 ○ **QUORUM CHECK**

190 The next meeting would be held on June 22, 2022, unless canceled.

191

192 **FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests [5
minutes]**

193

194

195 There were no Board Members' comments or requests.

196

197 **FIFTEENTH ORDER OF BUSINESS**

Public Comments [10 minutes]

198

199 Resident Jim Collins discussed his qualifications, experience and interest in serving on
200 the Board.

201 Mr. Collins stated there are no rocks along Lake 2. He asked if erosion could be a
202 concern in the future, given the size of the lake. Mr. Sweater stated riprap was implemented in
203 some areas but, during the permitting process, it was suggested that the littoral shelf would
204 serve as erosion control in that area.

205 Ms. Cerbone stated those matters would be addressed by the Stormwater Master
206 Association through the Agreement that is in place. She noted that Mr. O’Dea is responsive and
207 attended the last meeting to address these items.

208

209 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

210

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

212

213 **On MOTION by Mr. Sweater and seconded by Mr. Peshkin, with all in favor, the**
214 **meeting adjourned at 11:01 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

220
221
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225

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

From: jeff@wale-llc.com <jeff@wale-llc.com>

Sent: Thursday, June 2, 2022 5:15 PM

To: Cindy Cerbone <cerbonec@whhassociates.com>

Cc: Jamie Sanchez <sanchezj@whhassociates.com>; Andrew Kantarzhi <kantarzhia@whhassociates.com>; 'Anthony O'Dea' <toscanaislesboardpresident@gmail.com>

Subject: Letter of Resignation for TI CDD Board

Good Afternoon Cindy,

I writing to inform you that my family and I will be moving out of Toscana Isles on July 1st (which is the date the lease our rental house at the Reserve at Plantation in Venice starts). We put our house on the market yesterday and should have a buyer by the end of the weekend.

Based on no longer being eligible to hold a Board seat in the near future, please accept this as my official letter of resignation, which shall be effective on 7/1/2022.

My forwarding home address will be:

417 Wincanton Place
Venice, FL 34293

Fortunately, the CCD has 4 good candidates that are currently waiting in the wings to serve on the CDD Board. Hopefully, the Board can quickly appoint one seat at the next meeting, or both if feasible. Then we just need to stay on the other candidates to get their applications (which must be notarized), check, and other documentation in prior to the deadline this month..

I do plan to attend the 6/21/2022 Board meeting to ensure the CDD has a quorum for the meeting and to discuss the tow.

I will also continue to work with Tony O'Dea on the CDD Towing policy to avoid any delays in its adoption (I copied him on this email). Shelly Williams is supposed to get Tony and I a draft policy by Friday, which I'll review and edit (if necessary) the same day I receive and forward them on for Tony's review and comment. Once we have a final draft, we'll send it to the CCD Board for their consideration and potential vote to start the adoption process and hearing. We should be able to have the final draft to you prior to the initial Board member meeting packet being distributed for the 7-/1/2022 meeting.

It was a privilege to work with you all and serve on this Board for Toscana Isles. Hopefully, we'll work, or run into each other, again the near future.

Thanks,

Jeff

Jeffrey W. Sweater, P.E.

President

WALE, LLC

348 Toscavilla Blvd

Nokomis, FL 34275

941-374-3930

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8A

From: scottblaser@reagan.com
Date: May 5, 2022 at 8:40:52 AM EDT
To: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: Toscana Isles CDD open seat on Board

Dear Cindy Cerbone,

I am very interested in being appointed to the Board. I have attached my resume for the Board's review.

In addition to my experience on the professional side, I currently sit on the City of Venice Parks and Recreation Board and my condo association COA Board.

If you or the Board members, have any additional questions, please contact me.

Scott J. Blaser, CSP, SPHR, CSR
407-432-5150

Scott J. Blaser, CSP
388 Maraviya Blvd
Venice, FL 34275
407-432-5150
ScottBlaser@Reagan.com

Experience:

Director of Insurance Operations

Florida School Boards Association/Florida School Boards Insurance Trust

Controls and responsible for all aspects of safety, health, risk management, and insurance operations. Prepare and provide communication on data analyzed that identifies injuries, property damage, and or claim trends to assist the Executive Director, Trust broker, Trust management, and the members' management with exposure control. Prepare and provide communication on the members' information relative to enterprise risk management, including current physical condition, documentation, history, future condition, and plans that may have an effect on the members' current and future loss potential and provide recommendations to control exposure. Provide assistance to Trust members with regard to claims, procedures, coverage issues, and excess reporting. Work with excess carriers regarding premiums, coverage issues, and settlements. Maintain a working knowledge of current legal and legislative changes in workers' compensation law and property & casualty issues. Be prepared to respond to changes that negatively affect the Trust and offer solutions. Provide technical support to assist members in complying with safety, health, employment practice regulations, and standard practices and make recommendations that will reduce losses and solve problems associated with losses. Provide or obtain required services such as training, seminars, workshops, presentations, or lectures for the members and any other entity or organization identified by the Executive Director. Monitor expenses to include: expense reporting, following expense policies, suggesting changes to policies, vehicle control, travel control, and monitoring internal and external educational needs. Assist the Executive Director, Trust broker, and any other person identified by the Executive Director with sales and marketing of FSBIT and its products. Keeps abreast of current developments in risk management exposures and controls. Was able to formalize all insurance processes with a focus on claims and loss control operations. April 2016 – present

Director, Risk Control

Florida League of Cities, Inc.

Controlled all aspects of the Risk Control Services Department in providing safety, health, risk management, employment practice, regulatory and environmental consultation, evaluation, training and guidance to our 600 plus association members, Florida League of Cities staff, and any other entity or organization identified by the Florida League of Cities Board of Directors. Prepared and provided communications, training, and presentations that identify injury, property damage, and or claim trends to assist association members' in making good business decisions. Prepared and provided communication to the association's Board of Directors, member Mayors, and Executive Directors of the members' current physical condition, documentation, history, future condition, and plans that may have an effect on the members' current losses and future loss potential. Reduce, control, or eliminate losses for the association and members. Provided technical support and educational opportunities to assist members in complying with safety, health, employment practice regulations, standard practices, and legal requirements. Made and monitored recommendations that will reduce losses and solve member problems associated with losses. Doubled the association's Risk Control services, which assisted in the retention of members to 98% the last two years. April 2007 – April 2016

Executive Director

Florida Municipal Association for Safety & Health (FMASH)

Reported directly to the Board of Directors of the Association, responsible and held accountable for the association meeting its' mission and goals. Lobbied and educated elected officials to understand and agree with the association's viewpoints relative to safety, health, and environmental laws and regulations. Influenced other associations to agree with FMASH's viewpoints and mission. Currently still working in the process of creating a safety and health Accreditation Program and lobbying state elected officials to support the program with statute. Organized onsite, regional, and statewide training classes. Organized and provided annual conferences for association members. Increased membership every year since first appointed by the Board of Directors. May 2007 – April 2016

Risk Control Director**CNA Insurance Company**

Accountable for all aspects of Risk Control operations in the state of Florida for CNA. Manage a team of 21 Risk Control consultants, statewide budget, and resources. Hired to correct troubled office both in personnel and output. Assisted in the Florida office going from the last place in the nation for loss ratio, premium, and retention to best in the country. April 2003 – March 2007

Corporate Safety Manager**Golub Corporation**

Assisted in the corporation reaching for the first time an incident rate below the BLS average for grocery market industry. July 2001 – April 2003

Accident Prevention Account Manager**Royal & Sun Alliance Risk Management Global (EBI Companies)**

Provided over \$600,000 in insurance dividends to assigned companies due to loss reductions during the annual review. December 1998 – July 2001

Risk Control Manager**Reliance Insurance Company**

Increased service production of the Risk Control staff 200% and decreased the overall Profit Centers' loss ratio by 19%. May 1994 – December 1998

Sr. Loss Control Engineer**Travelers Insurance Company**

Assisted the Large Account Division in obtaining its' status as the most profitable commercial insurance unit at Travelers. Promoted to Senior Engineer within three years of hiring. February 1989 – May 1994

Quality Assurance/Safety Representative**United States Navy**

Second Class Petty Officer, USS Dwight D. Eisenhower. During an annual Navy-wide inspection, assisted in the increase of office effectiveness 600% from previous inspections. October 1980 – 1985.

Education:

Bachelor of Science: State University College at Buffalo, December 1988

Major: Industrial Technology, Minor: Safety Studies

Designations:

Nationally Board Certified Safety Professional, August 1994

Florida General Lines Insurance Broker License, 2012

Senior Professional in Human Resources, 2018

Certified School Risk Manager, 2018

Risk Manager for Public Entities, 2014

Executive Program in Safety Management Certificate, 2014

American Red Cross First Aid and CPR trainer, 2012

National Fire Protection Technical Committee Member, 2012

Active Shooter/Hostile Event Response Program Specialist, August 2020

Certified Food Safety Manager, May 2002

Certificate in Environmental, Health & Safety Law, July 2002

Affiliated Organizations:

American Society of Safety Engineers, Professional Member, December 1988

National Fire Protection Association, Professional Member, December 1995

RIMS, the risk management society, 2017

Society for Human Resource Management, 2013

Society of Certified School Risk Managers, 2018

Former Occupational Safety and Health Administration 10 and 30 hour Trainer, 2012

Former Certified Playground Inspector, 2013

American Legion, Legion Member, June 1996

Leukemia & Lymphoma Society Team in Training coach, 2011

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8B

From: James Collins <jimbocollins6@gmail.com>
Sent: Sunday, May 8, 2022 4:12 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: Open CDD seat

Hello Cindy,

I would like to apply for the open CDD seat and have attached my professional resume.

In addition, I was the Treasurer of my condominium development for almost 30 years. This consisted of 129 units and an annual budget of \$800,000. In my role I was involved in numerous capital projects including roof replacements, road maintenance and replacement of the siding of the 19 buildings of the condominium.

Since moving to Toscana Isles, I was on the resident advisory board. Also, for two years I was the Treasurer of the Activities Committee including organizing and being involved in most of the activities that were planned.

I have been present at a number of the CDD meetings and worked with you to gain a greater understanding of the CDD. If appointed, I feel I could seamlessly step into the open board seat and be a productive Board member.

Please let me know if you have any questions.

My cell phone is 917.837.8698.

Very truly yours,

Jim Collins

James K. Collins
39 D Heritage Drive New City, NY 10956• (917) 837-8698•
CollinsJames495@ymail.com

AREAS OF EXPERTISE

- Team building
- Exceptional communication skills
- Budgeting and Analysis competency
- Leadership ability
- Project management

Comprehensive Development, Inc
New York City, NY

2014-March 2015

- Director of Finance for \$ 4 million organization with 40 employees. Not-For-Profit Organization that supplements educational programs for at-risk students in the New York City Public School
- Prepares monthly financial reports, processes payroll and maintains Agency accounting system
- Manages a series of grants with New York City Department of Education as well as numerous private foundations
- Functions as the Director of Human Resources for the Agency

Business Manager
New City Library, New City NY

2013-March 2014

- Business Manager for the New City Library, a 60 employee (37 FTE) Not-For-Profit Corporation with a \$ 5million annual budget.
- On-going meetings with the Board of Trustees regarding operating and policy issues regarding the daily functioning of the Library.
- * Responsible for budget development and monitoring including issuing monthly Budgets to department heads and the Board of Trustees.
- * Responsible for all purchasing, vouchering and payroll issues. Also functions as The Personnel Director handling all employee grievances & negotiations with the union.
- * Managed the physical plant and grounds including a variety of service contracts;

Executive Director

Murray-Weigel Hall, Bronx NY**2008- 2012**

- Served as the Executive Director of Murray-Weigel Hall, a healthcare facility for older retired Jesuits.
- Provided overall direction and leadership for the staff and residents of Murray-Weigel Hall.
- Restructured and outsourced the food delivery program resulting in better quality food and annual savings of \$ 500,000.
- Developed and implemented (with the assistance of an outside accounting firm) fiscal procedures and controls to ensure that accountability is built into the process. During my tenure, the operating budget was reduced by 50%.
- Managed the implementation of a PACE (Program for All Inclusive Care of the Elderly) program at Murray-Weigel. This is a managed care program that shifts the financial costs for the medical care of our residents from the facility to the vendor with annual savings of \$ 1.5 million. The residents were enrolled in Medicaid and with Medicare, the PACE program expenses for staff and medical care were transferred from the facility to Medicaid/Medicare.
- On-site supervisor of \$ 4 million dollar facility renovation to increase the census of the facility by 25%.
- Functioned as the Human Resources Director: negotiated labor contract, approved all personnel transactions (hiring, separation, and discipline of staff), developed Personnel policies and procedures for the facility as well as a performance evaluation program for all staff, and negotiated the layoff of staff due to contracted new healthcare program..
- Served as the IT Coordinator for the facility.

**Deputy Director and Chief Financial Officer
Manhattan Psychiatric Center, Ward's Island, NY****1998- 2008**

- Served as the Chief Financial Officer for the Psychiatric Center (with 600 residents and 1,000 staff) and was responsible for adjusting spending allocations for facility's subunits based on the State funding for the facility budget. The facility had a \$ 30 million personnel services budget and an \$ 8 million non personnel services budget. Departments received monthly reports detailing expenses and Facility Cabinet members were accountable for helping to resolve excess spending.
- Identified facility wide problems as part of Performance Improvement Council and developed plan of correction for concerns cited by JACHO.
- Served on Executive Cabinet: the Facility-Wide Directors Council.
- Identified systemic problem areas and developed protocol that greatly improved accountability and quality of care in various support departments including The Business Office, Safety and Security, Maintenance, Storeroom, Housekeeping and Nutrition. Worked with the department leadership of large support departments to ensure that standards were communicated to departmental employees and consumers. Housekeeping consisted of 50 employees and 15 patient workers and Nutrition consisted of 60 employees and 20 patient workers.
- Served as chief liaison for the development of resident debit card program which removed cash from our residents and thus reduced the volume of contraband.

- Supervised the Human Resources Department including Employee Relations and Recruitment

Business Officer

Kirby Forensic Psychiatric Center, Ward's Island, NY

1989- 1998

- Served as the Business Officer for a secure facility for 150 psychiatric criminally involved residents.
- Developed and monitored unit budgets for all departments; supervised Business Office staff (10 employees) to ensure that purchasing, vouchering, and payroll activities were completed timely and accurately. Facility had a \$ 3 million non personnel services budget.
- Responsible for developing and monitoring facility budget and ensuring that relevant financial data was presented to the Executive Director and Cabinet.
- Developed and monitored contracts for major services: telecommunications, extermination, and power plant maintenance.
- Communicated with support department supervisors to ensure that the contracts meet facility needs.

Assistant Business Officer

NYS Office for People with Disabilities

1978-1989

- Work in two facilities (including Letchworth Village) serving the developmentally disabled.
- Managed a full range of support services including housekeeping, maintenance, security, nutrition, and transportation (which included a comprehensive vehicle maintenance program).
- Served as the administrative liaison for all support services establishing the first residential units at a new facility (Bronx Developmental Center).
- Assisted in developing, implementing and monitoring medical contracts for speech, rehabilitation services and medical services.
- Helped to implement a patient worker program in support departments in which residents were able to develop work skills and earn a salary and independence.
- Contract manager for three year \$ 1 million Federal Grant: prepared budget, filed reports and ensured that facility grant operated within Federal guidelines.
- Assisted in facility preparation and response to various Federal, State and City surveys:

EDUCATION

- **John Jay College: Masters of Public Administration**
- **Lehman College: Bachelor of Arts: Psychology**
- **New York State Nursing Home Administrator License Number 05201**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8C

Ms. Cindy Cerbone
District Manager
Wrathell , Hunt and Associates

November 5, 2021

Dear Cindy,

I am forwarding a copy of my resume as it was suggested for consideration as a board member on Toscana Isles CDD. I understand this could occur if a member resigns and the position would be an interim.

My understanding is that the procedure going forward in 2022 would be to register with the county and be placed on the election ballot. The registration is to occur approximately June of 2022 and this would be my intention.

I would like to bring your attention to my previous background and experiences. I have been President and member of HOA boards for over 25 years and have a full understanding of how they function and they can also be unique. Attached find additional information in viewing a copy of my resume.

Sincerely,

Bill Contardo (Cell :978-807-6113)

William Contardo

270 Toscavilla Blvd Nokomis , Fl
Phone: 978-807-6113 E-Mail: Wicont@aol.com

Objective

To make contributions where my various technical, construction, managerial, HOA 30 years (budgets; long range planning ; capital improvements etc.) can be best utilized.

Experience

Technical and practical experiences:

- Planning Board Member and Chairman; PUD review, construction plan evaluations, plan approvals, site inspections; city master plan chair; capital improvement chair.
- Project and program management (CPM); drainage roads and airfields; Bridge construction and design; Home building.
President and board member for Home Owner Associations with approximate 500 members.

Education

Northeast Industrial Technical (Boston MA) Architect and Machine Design
US Army School of Engineering (Ft. Belvoir VA)
US Army Command and General Staff College
B.S. Organization Behavior, Lesley University Cambridge MA
M.S. Management ,Lesley University Cambridge MA

Skills

Program and Project Management (Concept Design, Zoning and Planning Board); Teaching (Algebra , CPM , Economics) ; Roads And Bridge Construction ; Home Building ; Site Inspections and Compliance.

Military

Veteran
Corps of Engineers 26 years retired
Mass. Military Academy - Graduate

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8D

June 22, 2022

Cindy Cerbone
Jamie Sanchez
Wrathell, Hunt and Assoc. LLC

RE: My Attached Resume

Dear Cindy and Jamie:

Thank you for having conversations with me regarding questions I have had regarding The CDD board and functions that I have inquired about last year and this year as well. As you know I decided to run for a position on the board and submitted the proper paperwork through the Supervisor of Elections.

After thinking about your question asking if I might want to be the fill-in person, my answer is YES . If chosen, I will give it my all and eager to learn the responsibilities of the position.

Best regards,

Sue Doyle

SUZANNE J. DOYLE
364 Maraviya Boulevard
Nokomis FL
Email: doylsu45@gmail.com
Phone: 860 307-7335

A little bit about my background.....

I grew up in Litchfield CT since 1957 and graduated from Litchfield High School and attended Dean Junior College majoring in Executive Secretarial. I was quickly put into the senior class as my training in high school was excellent. However, at mid-year I knew I was wasting my mother's hard earned money and left. I quickly found a job as executive secretary to the Manager of Marketing in a major national company.

Once married with two children my husband urged me to get into real estate so I could be home with our children. At age 27 I started working for a local family owned real estate company and four years later was listing and selling more than the owners and decided to start my own company. After owning and managing my company for 34 years I sold it to Coldwell Banker Corporate in 2006. I now have my CT Brokers license with Sotheby's and just do referrals.

During my real estate career of 50+ years, I learned a lot about creating subdivisions, participated in helping my clients go through the process of P&Z planning. No sewer and city water where I lived so I am knowledgeable on septic and wells! I mainly sold residential and land but also sold some commercial properties.

Until my husband's death in 2019 we owned many properties in Florida and CT. We spent a lot of time over twelve years in our second homes here in Osprey and Nokomis and also owned a condo in CT with an HOA that I helped work on to get a management company to take over. In December of 2019 I purchased in Toscana Isles and bought the Emerald model home that my husband loved. The developer and his land planners did a wonderful job creating a beautiful setting at Toscana with great curb appeal.

Some Boards and Committees I served on...

First woman to be on the Litchfield Borough Board of Warden and Burgesses in my 30's. One of the first two women to serve on the Board of Directors of Litchfield Bancorp for almost 20 years and then stepped back and stayed on as a Corporator. Served on the Litchfield County Board of Realtors Grievance Committee for at least ten years. Received the prestigious award a few years ago of Realtor Emeritus. I served as chairman of the March of Dimes fund raiser and the Jr. Women's startup of the club still now in existence. Locally here worked with Child Service Protection Agency as a volunteer.

Page Two

If you will consider me for a fill in for November, I would give it my all and hope I can live up to the job.

Best regards,

Sue Doyle

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8E

From: mtracy@pa-max.com <mtracy@pa-max.com>
Sent: Tuesday, May 17, 2022 1:01 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Cc: MTRACY@PA-MAX.COM
Subject: CDD Board

Ms. Cerbone,

I was advised that there is an opening on the Board of Directors. I wish to have you consider me for the position.

I do not have a resume because I am retired and I did own a few businesses and there was no need for a resume.

I am presently 73 years of age and I live in Toscana Isles.

I am still licensed as a public adjuster and still have a company under "Public Adjusters Maximum".

I had to partially close the business in 2019 when I was diagnosed with Lymphoma. I am presently in remission. Unfortunately, the doctors indicate that it is not curable but containable. At the time of partially closing, I had a staff of 6 people working. Most of them had either opened a business on their own or found other employment since leaving. I went out of my way to make sure everyone was not left high and dry.

Prior to opening Public Adjusters Maximum, I owned ABC Public Adjusters, located in Philadelphia Pa. We had 33 employees and we were in business over 30 years. I sold the business and moved permanently to Florida.

I also was involved in numerous Associations as a board member and at one time, served as President of Mid Atlantic Public Insurance Adjusters.

I believe I am very fair minded and listen to all sides, before making a decision. Hopefully you would consider me for the position and I am very open to a meeting to discuss.

Thank You for your time.

Michael Traczuk
401 Maraviya Blvd
Nokomis FL 34275
941-400-7594
Mtracy@pa-max.com

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Jamie Sanchez is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 24th day of August, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-06

A RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 24th day of August, 2022.

Attest:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2022	Regular Meeting	10:00 AM
November 9, 2022*	Regular Meeting	10:00 AM
December 28, 2022	Regular Meeting	10:00 AM
January 25, 2023	Regular Meeting	10:00 AM
February 22, 2023	Regular Meeting	10:00 AM
March 22, 2023	Regular Meeting	10:00 AM
April 26, 2023	Regular Meeting	10:00 AM
May 24, 2023	Regular Meeting	10:00 AM
June 28, 2023	Regular Meeting	10:00 AM
July 26, 2023	Regular Meeting	10:00 AM
August 23, 2023	Regular Meeting	10:00 AM
September 27, 2023	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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Financial Report

September 30, 2021

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 Financial Statements

We have audited the accompanying 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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2021, 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.

Other Matters

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, 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 a report dated June 24, 2022, on our consideration of the District's internal control over financial reporting and our 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 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.

McDiernit Davis

Orlando, Florida
June 24, 2022

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, 2021. 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, 2021 by \$2,750,955 an increase in net position of \$1,413,802 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported fund balances of \$3,950,223, a decrease of \$3,161,459 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 \$2,750,955 at September 30, 2021. The analysis that follows focuses on the net position of the District's governmental activities.

	2021	2020
Assets, excluding capital assets	\$ 3,976,201	\$ 7,731,648
Capital assets, not being depreciated	23,982,453	20,911,722
Total assets	27,958,654	28,643,370
Liabilities, excluding long-term liabilities	609,197	1,223,110
Long-term liabilities	24,598,502	26,083,107
Total liabilities	25,207,699	27,306,217
Net Position:		
Net investment in capital assets	498,687	(986,769)
Restricted for debt service	2,247,639	2,293,715
Unrestricted	4,629	30,207
Total net position	\$ 2,750,955	\$ 1,337,153

Toscana Isles Community Development District
Management's Discussion and Analysis

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2021 and 2020.

	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenues	\$ 2,994,181	\$ 2,184,379
General revenues	19	53
Total revenues	<u>2,994,200</u>	<u>2,184,432</u>
Expenses:		
General government	127,866	99,770
Interest on long-term debt	1,452,532	1,483,912
Total expenses	<u>1,580,398</u>	<u>1,583,682</u>
Change in net position	1,413,802	600,750
Net position, beginning	1,337,153	736,403
Net position, ending	<u>\$ 2,750,955</u>	<u>\$ 1,337,153</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$1,580,398. 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, 2021, the District's governmental funds reported combined ending fund balances of \$3,950,223. Of this total, \$7,245 is nonspendable, \$3,945,594 is restricted, and the remainder of \$(2,616) is an unassigned deficit.

The fund balance of the general fund decreased \$13,003. The debt service fund balance decreased by \$78,576 due to debt payments. The capital projects fund decreased by \$3,069,880 due to capital outlay.

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 was one budget amendment for the fiscal year ended September 30, 2021. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$23,982,453 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, 2021, the District had \$24,750,000 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, 2021

	Governmental Activities
Assets	
Cash	\$ 367
Prepaid items	7,245
Accounts receivable	150
Restricted assets:	
Temporarily restricted investments	3,968,439
Capital assets:	
Capital assets not being depreciated	23,982,453
Total assets	27,958,654
Liabilities	
Accounts payable and accrued expenses	23,478
Due to developers	2,500
Accrued interest payable	583,219
Noncurrent liabilities:	
Due within one year	455,000
Due in more than one year	24,143,502
Total liabilities	25,207,699
Net Position	
Net investment in capital assets	498,687
Restricted for debt service	2,247,639
Unrestricted	4,629
Total net position	\$ 2,750,955

Toscana Isles Community Development District
Statement of Activities
Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenue		Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating and Contributions		
Governmental activities:					
General government	\$ 127,866	\$ 99,555	\$ -	\$ -	\$ (28,311)
Interest on long-term debt	1,452,532	2,893,362	413	851	1,442,094
Total governmental activities	\$ 1,580,398	\$ 2,992,917	\$ 413	\$ 851	1,413,783
General Revenues:					
Investment income					19
Change in net position					1,413,802
Net position, beginning					1,337,153
Net position, ending					\$ 2,750,955

Toscana Isles Community Development District
Balance Sheet
Governmental Funds
September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets				
Cash	\$ 367	\$ -	\$ -	\$ 367
Prepaid expenses	7,245	-	-	7,245
Investments	-	2,831,284	1,137,155	3,968,439
Accounts receivable	150	-	-	150
Due from other funds	426	-	-	426
Total assets	<u>\$ 8,188</u>	<u>\$ 2,831,284</u>	<u>\$ 1,137,155</u>	<u>\$ 3,976,627</u>
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 1,059	\$ -	\$ 22,419	\$ 23,478
Due to other funds	-	426	-	426
Due to developers	2,500	-	-	2,500
Total liabilities	<u>3,559</u>	<u>426</u>	<u>22,419</u>	<u>26,404</u>
Fund balances:				
Nonspendable	7,245	-	-	7,245
Restricted for debt service	-	2,830,858	-	2,830,858
Restricted for capital assets	-	-	1,114,736	1,114,736
Unassigned	(2,616)	-	-	(2,616)
Total fund balances	<u>4,629</u>	<u>2,830,858</u>	<u>1,114,736</u>	<u>3,950,223</u>
Total liabilities and fund balances	<u>\$ 8,188</u>	<u>\$ 2,831,284</u>	<u>\$ 1,137,155</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. 23,982,453

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

Accrued interest payable	(583,219)	
Bonds payable	<u>(24,598,502)</u>	<u>(25,181,721)</u>

Net position of governmental activities \$ 2,750,955

Toscana Isles Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues				
Assessment revenue	\$ 102,605	\$ 1,857,768	\$ -	\$ 1,960,373
Assessment revenue - prepayments	-	1,045,119	-	1,045,119
Investment and miscellaneous income	19	413	851	1,283
Total revenues	<u>102,624</u>	<u>2,903,300</u>	<u>851</u>	<u>3,006,775</u>
Expenditures				
Current:				
General government	115,627	12,239	-	127,866
Debt Service:				
Interest	-	1,479,637	-	1,479,637
Principal	-	1,490,000	-	1,490,000
Capital outlay	-	-	3,070,731	3,070,731
Total expenditures	<u>115,627</u>	<u>2,981,876</u>	<u>3,070,731</u>	<u>6,168,234</u>
Excess (Deficit) of Revenues Over Expenditures	<u>(13,003)</u>	<u>(78,576)</u>	<u>(3,069,880)</u>	<u>(3,161,459)</u>
Net change in fund balances	(13,003)	(78,576)	(3,069,880)	(3,161,459)
Fund balances, beginning of year	<u>17,632</u>	<u>2,909,434</u>	<u>4,184,616</u>	<u>7,111,682</u>
Fund balances, end of year	<u>\$ 4,629</u>	<u>\$ 2,830,858</u>	<u>\$ 1,114,736</u>	<u>\$ 3,950,223</u>

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Year Ended September 30, 2021

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

Net Change in Fund Balances - total governmental funds	\$ (3,161,459)
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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	3,070,731
----------------	-----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	1,490,000
---	-----------

Revenue reported in the funds must be eliminated from the statement of activities since revenue was recognized in a prior year.	(12,575)
---	----------

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	32,500
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Amortization of bond discount	(5,395)
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Change in net position of governmental activities	<u>\$ 1,413,802</u>
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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, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Assessment revenue	\$ 102,277	\$ 102,605	\$ 102,605	\$ -
Investment and miscellaneous income	-	20	19	(1)
Total revenues	102,277	102,625	102,624	(1)
Expenditures				
Current:				
General government	95,201	119,756	115,627	4,129
Total expenditures	95,201	119,756	115,627	4,129
Net change in fund balance	7,076	(17,131)	(13,003)	4,128
Fund balance, beginning	17,632	17,632	17,632	-
Fund balance, ending	\$ 24,708	\$ 501	\$ 4,629	\$ 4,128

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. Three of the Board of Supervisors are affiliated with the Developer.

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, 2021.

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, 2021.

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, 2021.

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 2021, 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. There was one budget amendment for the fiscal year ended September 30, 2021.

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, 2021:

- Money market mutual funds of \$3,968,439 are valued using Level 2 inputs.

Investments made by the District at September 30, 2021 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund, Class Y	\$ 1,307,788	AAAm	14 Days
First American Government Obligation Fund, Class Z	2,660,651	AAAm	14 Days
	<u>\$ 3,968,439</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, 2021, 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, 2021, 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, 2021 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	\$ 20,911,722	\$ 3,070,731	\$ -	\$ 23,982,453
Total capital assets not being depreciated	<u>20,911,722</u>	<u>3,070,731</u>	<u>-</u>	<u>23,982,453</u>
Governmental activities capital assets, net	<u>\$ 20,911,722</u>	<u>\$ 3,070,731</u>	<u>\$ -</u>	<u>\$ 23,982,453</u>

NOTE 5 INTERFUND RECEIVABLES AND PAYABLES

At year-end, the debt service fund owed the general fund \$426 for assessments not yet transferred.

NOTE 6 LONG-TERM LIABILITIES

At September 30, 2021, the District had Bonds issued as follows:

<u>Series</u>	<u>Issue Date</u>	<u>Original Face Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>
Special Assessment Bonds - Public Offering:				
Series 2014				
CUSIP #89149C AA6	October 1, 2014	10,360,000	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, 2021.

As of September 30, 2021, total principal and interest remaining on the 2014 Bonds amounts to \$17,861,738. For the year ended September 30, 2021, principal and interest paid was \$794,931 and total special assessment revenue pledged was \$791,503.

As of September 30, 2021, total principal and interest remaining on the 2018 Bonds amounts to \$30,563,644. For the year ended September 30, 2021, principal and interest paid was \$2,174,706 and total special assessment revenue pledged was \$2,111,384.

Long-term liability activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities					
Bonds payable:					
Series 2014	\$ 9,515,000	\$ -	\$ (215,000)	\$ 9,300,000	\$ 180,000
Series 2018	16,725,000	-	(1,275,000)	15,450,000	275,000
Bond discount	(156,893)	-	5,395	(151,498)	-
Governmental activity long-term liabilities	<u>\$ 26,083,107</u>	<u>\$ -</u>	<u>\$ (1,484,605)</u>	<u>\$ 24,598,502</u>	<u>\$ 455,000</u>

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2021, 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>
2022	\$ 455,000	\$ 1,388,266
2023	445,000	1,365,766
2024	470,000	1,343,034
2025	490,000	1,318,287
2026	520,000	1,291,369
2027-2031	3,035,000	5,992,982
2032-2036	4,005,000	4,996,750
2037-2041	5,305,000	3,660,172
2042-2046	6,285,000	1,893,606
2047-2050	3,740,000	425,150
	<u>\$ 24,750,000</u>	<u>\$ 23,675,382</u>

NOTE 7 RELATED PARTY TRANSACTIONS

Developer Transaction:

The Developer owns a portion of land within the District; therefore assessment revenue in the general and debt service funds include assessments levied on those lots owned by the Developer. The Developer's portion of special assessment revenue for the year ended September 30, 2021 totaled \$2,136,932 which is 71% of total special assessment revenue. At September 30, 2021, the District owed the Developer \$2,500.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 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 9 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, 2021 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 24, 2022.

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 audit 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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 determination of financial statement amounts. 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 24, 2022

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, 2021, and have issued our report thereon dated June 24, 2022.

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 24, 2022, 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

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 5.
- 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 \$92,364.

- 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:

	O&M	Unit 1 Phase 1 Debt Service	Unit 1 Phase 2 Debt Service	Unit 1 Phase 3 Debt Service	Unit 2 Debt Service	Unit 3 Debt Service
50' SF	\$ 97.19	\$ 1,641.76	\$ 2,056.91	\$ -	\$ -	\$ -
50' SF Reduc	97.19	975.05	-	-	-	-
60' SF	97.19	1,970.12	2,468.29	-	-	-
60' SF Reduc	97.19	-	2,056.91	-	-	-
74' SF	97.19	-	3,044.23	-	-	-
80' SF	97.19	-	3,291.06	-	-	-
MF	97.19	-	1,439.84	-	-	-
40' SF	91.85	-	-	-	1,555.29	-
50' SF	91.85	-	-	1,944.10	1,944.10	-
60' SF	91.85	-	-	2,332.92	2,332.92	-
74' SF	91.85	-	-	-	2,877.28	-
MF Terrace	91.85	-	-	-	-	972.06

- b. The total amount of special assessments collected by or on behalf of the district as \$3,005,492, 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 24, 2022



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www.mcdermittdavis.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, 2021. 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, 2021.

McDermitt Davis

Orlando, Florida
June 24, 2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13

RESOLUTION 2022-07

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, 2021

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 2021;

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 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021 for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 24th day of August, 2022.

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

14A



Miscellaneous Notices

Published in Sarasota Herald-Tribune on August 5, 2022

Location

Sarasota County,

Notice Text

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Toscana Isles Community Development District (District) will hold a Public Hearing on Wednesday, August 24, 2022 at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238 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, 2022 and ending September 30, 2023 (Fiscal Year 2022/2023). 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 Wrathell, 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 at 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



Miscellaneous Notices

Published in Sarasota Herald-Tribune on August 12, 2022

Location

Sarasota County,

Notice Text

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

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District Manager

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

14B

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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 OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. 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 Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), 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.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Toscana Isles Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$2,041,539 to be raised by the levy of assessments and/or otherwise, 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	\$ 154,039
TOTAL DEBT SERVICE FUND - SERIES 2014	\$ 785,537
TOTAL DEBT SERVICE FUND - SERIES 2018	<u>\$1,086,623</u>
TOTAL ALL FUNDS	\$2,026,199

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted 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 \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 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 under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 110,711				\$ 160,457
Allowable discounts (4%)	(4,428)				(6,418)
Assessment levy: on-roll - net	106,283	\$ 103,605	\$ 2,678	\$ 106,283	154,039
Assessment levy: off-roll	47,143	47,143	-	47,143	-
Interest and miscellaneous	-	18	-	18	-
Total revenues	153,426	150,766	2,678	153,444	154,039
EXPENDITURES					
Professional & administrative					
Supervisors	5,168	1,077	2,584	3,661	8,612
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,863	3,862	7,725	7,725
Legal	36,000	7,566	28,434	36,000	36,000
Engineering	1,000	-	1,000	1,000	5,000
Engineering - stormwater reporting	-	-	10,000	10,000	-
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,236	10,236	-	10,236	11,236
Telephone	200	100	100	200	200
Postage	500	76	424	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	307	893	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,275	7,246	-	7,246	8,695
Contingencies/bank charges	3,000	987	2,013	3,000	1,000
Website	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	1,661	1,554	107	1,661	2,407
Total expenditures	126,426	56,298	78,592	134,890	135,036
Net increase/(decrease) of fund balance	27,000	94,468	(75,914)	18,554	19,003
Fund balance - beginning (unaudited)	12,718	4,630	99,098	4,630	23,184
Fund balance - ending (projected)					
Assigned					
3 months working capital	36,648	36,648	23,184	23,184	39,679
Unassigned	3,070	62,450	-	-	2,508
Fund balance - ending (projected)	\$ 39,718	\$ 99,098	\$ 23,184	\$ 23,184	\$ 42,187

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,612
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops assessment methodologies, administers the issuance of tax exempt bond financings and operates & maintains the assets of the 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.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
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	8,695
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	2,407
Total expenditures	<u><u>\$ 135,036</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 765,771	\$ 19,766	\$ 785,537	785,537
Interest	-	36	-	36	-
Total revenues	<u>785,537</u>	<u>765,807</u>	<u>19,766</u>	<u>785,573</u>	<u>785,537</u>
EXPENDITURES					
Principal	180,000	180,000	-	180,000	190,000
Principal prepayment	-	5,000	-	5,000	-
Interest	568,500	286,838	281,519	568,357	557,575
Total debt service	<u>748,500</u>	<u>471,838</u>	<u>281,519</u>	<u>753,357</u>	<u>747,575</u>
Other Fees and Charges					
Tax collector	12,274	11,486	788	12,274	12,274
Total other fees and charges	<u>12,274</u>	<u>11,486</u>	<u>788</u>	<u>12,274</u>	<u>12,274</u>
Total expenditures	<u>760,774</u>	<u>483,324</u>	<u>282,307</u>	<u>765,631</u>	<u>759,849</u>
Excess/(deficiency) of revenues over/(under) expenditures	24,763	282,483	(262,541)	19,942	25,688
Fund balance:					
Beginning fund balance (unaudited)	1,304,429	1,307,362	1,589,845	1,307,362	1,327,304
Ending fund balance (projected)	<u>\$1,329,192</u>	<u>\$1,589,845</u>	<u>\$1,327,304</u>	<u>\$ 1,327,304</u>	<u>1,352,992</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2023					(205,000)
Interest expense - November 1, 2023					(276,056)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 152,496</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	190,000.00	5.750%	281,518.75	471,518.75
05/01/2023	-		276,056.25	276,056.25
11/01/2023	205,000.00	5.750%	276,056.25	481,056.25
05/01/2024	-		270,162.50	270,162.50
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	\$9,295,000.00		\$8,560,587.50	\$17,860,587.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 520,649				\$ 1,131,899
Allowable discounts (4%)	(20,826)				(45,276)
Assessment levy: on-roll - net	499,823	\$ 487,243	\$ 12,580	\$ 499,823	1,086,623
Assessment levy: off-roll	578,021	578,021	-	578,021	-
Assessment prepayments	-	-	5,139	5,139	-
Interest	-	138	-	138	-
Total revenues	<u>1,077,844</u>	<u>1,065,402</u>	<u>17,719</u>	<u>1,083,121</u>	<u>1,086,623</u>
EXPENDITURES					
Principal	220,000	220,000	-	220,000	255,000
Principal prepayment	55,000	55,000	-	55,000	5,000
Interest	819,766	413,025	406,741	819,766	807,769
Total debt service	<u>1,094,766</u>	<u>688,025</u>	<u>406,741</u>	<u>1,094,766</u>	<u>1,067,769</u>
Other Fees and Charges					
Tax collector	7,810	7,310	500	7,810	16,978
Total other fees and charges	<u>7,810</u>	<u>7,310</u>	<u>500</u>	<u>7,810</u>	<u>16,978</u>
Total expenditures	<u>1,102,576</u>	<u>695,335</u>	<u>407,241</u>	<u>1,102,576</u>	<u>1,084,747</u>
Excess/(deficiency) of revenues over/(under) expenditures	(24,732)	370,067	(389,522)	(19,455)	1,876
Fund balance:					
Beginning fund balance (unaudited)	1,520,020	1,523,497	1,893,564	1,523,497	1,504,042
Ending fund balance (projected)	<u>\$1,495,288</u>	<u>\$1,893,564</u>	<u>\$1,504,042</u>	<u>\$ 1,504,042</u>	<u>1,505,918</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,619)
Principal expense - November 1, 2023					(265,000)
Interest expense - November 1, 2023					(401,028)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,271</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	255,000.00	4.375%	406,740.63	661,740.63
05/01/2023			401,028.13	401,028.13
11/01/2023	265,000.00	4.375%	401,028.13	666,028.13
05/01/2024			395,231.25	395,231.25
11/01/2024	275,000.00	5.000%	395,231.25	670,231.25
05/01/2025			388,356.25	388,356.25
11/01/2025	290,000.00	5.000%	388,356.25	678,356.25
05/01/2026			381,106.25	381,106.25
11/01/2026	305,000.00	5.000%	381,106.25	686,106.25
05/01/2027			373,481.25	373,481.25
11/01/2027	320,000.00	5.000%	373,481.25	693,481.25
05/01/2028			365,481.25	365,481.25
11/01/2028	335,000.00	5.000%	365,481.25	700,481.25
05/01/2029			357,106.25	357,106.25
11/01/2029	350,000.00	5.000%	357,106.25	707,106.25
05/01/2030			348,356.25	348,356.25
11/01/2030	370,000.00	5.375%	348,356.25	718,356.25
05/01/2031			338,412.50	338,412.50
11/01/2031	390,000.00	5.375%	338,412.50	728,412.50
05/01/2032			327,931.25	327,931.25
11/01/2032	410,000.00	5.375%	327,931.25	737,931.25
05/01/2033			316,912.50	316,912.50
11/01/2033	435,000.00	5.375%	316,912.50	751,912.50
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	\$15,640,000.00		\$15,108,940.66	\$30,498,940.66

**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 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
68	60' SF	1.20	165.59	1,970.12	2,135.71	2,135.86
91	50' SF	1.00	165.59	1,641.76	1,807.35	1,807.50
5	50' SF Reduced	0.59	165.59	975.05	1,140.64	1,140.79
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
7	80' SF	1.60	165.59	3,291.06	3,456.65	3,456.80
26	74' SF	1.48	165.59	3,044.23	3,209.82	3,209.97
52	60' SF	1.20	165.59	2,468.29	2,633.88	2,634.03
21	60' SF Reduced	1.00	165.59	2,056.91	2,222.50	2,222.65
87	50' SF	1.00	165.59	2,056.91	2,222.50	2,222.65
56	MF	0.70	165.59	1,439.84	1,605.43	1,605.58
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
5	60' SF	1.20	165.59	2,468.70	2,634.29	2,489.54
2	50' SF	1.00	165.59	2,057.25	2,222.84	2,100.72
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
20	74' SF	1.48	165.59	3,044.74	3,210.33	3,210.48
98	60' SF	1.20	165.59	2,468.70	2,634.29	2,634.44
188	50' SF	1.00	165.59	2,057.25	2,222.84	2,222.99
180	40' SF	0.80	165.59	1,645.80	1,811.39	1,811.54
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
63	50' SF	0.50	165.59	2,057.25	2,222.84	2,100.72
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

15

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2022/2023 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interest of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interest of the District to adopt the Assessment Roll of the Toscana Isles Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B"**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B"**. Operations and Maintenance Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. The previously levied debt service special

assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Debt Service Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% of the amount payable on the bonds due on May 1, 2023 shall be due to the District no later than April 1, 2023 and 100% of the amount payable on the bonds due on November 1, 2023 shall be due to the District no later than September 30, 2023. In the event that either assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the *Florida Statutes* or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **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. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Toscana Isles Community Development District.

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 District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Toscana Isles Community Development District.

PASSED AND ADOPTED this 24th day of August, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

Exhibit B: Assessment Roll

Exhibit A: FY 2022/2023 Budget

Exhibit B: Assessment Roll

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

17

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Toscana Isles
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Jamie Sanchez
Position/Title:	District Manager
Email Address:	sanchezj@whhassociates.com
Phone Number:	(561) 571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Toscana Isles manages stormwater treatment and attenuation in a series of wet ponds using swales and pipes for conveyance. The system discharges to existing wetlands. Funding is provided by taxes and assessments imposed by the Toscana Isles Stormwater Maintenance Association that are required to be paid by all lot owners.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility? Yes

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

The Toscana Isles Stormwater Maintenance Association serves as the Maintenance Entity for common stormwater infrastructure. Funding is provided by taxes and assessments imposed by the Toscana Isles Stormwater Maintenance Association that are required to be paid by all lot owners.
- Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? Unlimited

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

See SWFWMD ERP Permit: 12290.008

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? Yes

If Yes, does it include 100% of your facilities? Yes

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

Toscana Isles Stormwater Maintenance Association is only responsible for maintenance within its CDD Jurisdiction.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	Yes
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	3,050.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	8,160.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	4	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	2	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
- Construction Plans/ Engineering Reports

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

City of Venice

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The stormwater service area is within the geographic limits of jurisdiction for the Community Development District.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

The stormwater service area is not expected to change within the 20-year horizon.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	13	65	70	76	82
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input checked="" type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
General Replacement Projects	0	25	27	29	31

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	65	70	76	82
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	65	70	76	82

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	25	27	29	31
Projected Funding Gap (=Total Non-Committed Needs)	25	27	29	31

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	25	27	29	31

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

18C1



Ron Turner
Supervisor of Elections

Sarasota County: *Our County. Our Vote.*

April 22, 2022

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, 2022.

Precinct: 435-2 Voters: 848

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

18C11

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2021 CANCELED	Regular Meeting	10:00 AM
November 10, 2021	Regular Meeting	10:00 AM
December 8, 2021	Regular Meeting	10:00 AM
January 26, 2022	Regular Meeting	10:00 AM
February 23, 2022 CANCELED	Regular Meeting	10:00 AM
March 23, 2022 CANCELED	Regular Meeting	10:00 AM
April 27, 2022	Regular Meeting	10:00 AM
May 25, 2022	Regular Meeting	10:00 AM
June 22, 2022 CANCELED NO QUORUM	Regular Meeting	10:00 AM
July 27, 2022 CANCELED	Regular Meeting	10:00 AM
August 24, 2022	Public Hearing & Regular Meeting	10:00 AM
September 28, 2022	Regular Meeting	10:00 AM