

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

June 7, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

May 31, 2023

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 Regular Meeting on June 7, 2023 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[1.20 hours]**
3. Approval of May 3, 2023 Regular Meeting Minutes **[2 minutes]**
4. Resident Concerns **[5 minutes]**
 - No Parking Signs at Dog Park
 - Responsibility for Parking/Towing
 - Rules Implementing Street Parking
 - Surplus Funds in Budget
5. Chairman's Opening Remarks **[5 minutes]**
6. Public Comments **[15 minutes]**
7. Consideration of Resolution 2023-06, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date **[10 minutes]**
8. Consideration of Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date **[5 minutes]**

- 9. Continued Discussion: Policy Regarding Parking and Towing **[5 minutes]**
- 10. Acceptance of Unaudited Financial Statements as of April 30, 2023 **[3 minutes]**
- 11. STAFF REPORTS **[10 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,067 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: July 5, 2023 at 10:00 AM

○ QUORUM CHECK

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

- 12. Board Members' Comments/Requests **[5 minutes]**
- 13. Public Comments **[15 minutes]**
- 14. 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 Cerbone
 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**

MINUTES

DRAFT
MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on May 3, 2023, at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275.

Present were:

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

Also present were:

Jamie Sanchez	District Manager
Vivek Babbar	District Counsel
Anthony Scappatura	Juniper Landscaping
Chris Simmons	Resident/HOA President
Diane Jockum	Resident/HOA Board Member

Residents present:

Bill Ambrose	Robert Raimondi	Tom Hart	Lisa Hart	Janet Sasso
Paul Schneider	Jeff Hogenmiller	Sue Doyle	Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Contardo, Blaser, Traczuk and Schmitt were present. Supervisor Collins was attending via telephone.

SECOND ORDER OF BUSINESS

**Discussion/Consideration:
Duration [1.20 hours]**

Meeting

It was determined that 1.20 hours will be sufficient time to conduct this meeting.

▪ **Approval of April 5, 2023 Regular Meeting Minutes [2 minutes]**

This item, previously the Fifth Order of Business, was presented out of order.

Meeting Minutes will be after the Third Order of Business on future agendas.

43 **On MOTION by Mr. Contardo and seconded by Mr. Traczuk, with all in favor,**
44 **the April 5, 2023 Regular Meeting Minutes, as presented, were approved.**

45
46
47 **THIRD ORDER OF BUSINESS**

**Presentation for Juniper Landscaping [10
minutes]**

48
49
50 This item was presented following the Fourth Order of Business.

51
52 **FOURTH ORDER OF BUSINESS**

Chairman's Opening Remarks [5 minutes]

53
54 Mr. Blaser reviewed protocols for public comments and for extending the duration of
55 the meeting. He apologized for not adhering to them at the last meeting.

56 **▪ Presentation for Juniper Landscaping [10 minutes]**

57 **This item, previously the Third Order of Business, was presented out of order.**

58 Mr. Scappatura reported the following pertaining to the revised proposal in the agenda:

59 ➤ Trees were counted and, of the original 1,913 sabal palm trees planted on the buffer,
60 1,802 remain, 111 are missing and the 30 that are dead were cut and removed.

61 ➤ The credit enhancement to install replacement material in the buffer consists of 141
62 trees, at \$298.30 per tree, totaling \$42,060.50.

63 ➤ Based on feedback, additional landscaping was added to the lift station, the corner
64 section and for turf replacement damaged by equipment.

65 Mr. Scappatura responded to questions about warranty terms, project timeline,
66 commencing work the second or third week in June and the scope of work. He will change the
67 warranty terms from six months to one year for trees and 90 days for container material.

68 Regarding using the credit to restore Hurricane Ian damaged areas, Mr. Contardo voiced
69 his opinion that the CDD is not receiving 100% replacement and will not be made whole. Mr.
70 Schmitt thinks the CDD will be made whole according to the maintenance contract with Juniper.

71 **Mr. Blaser opened public comments for this matter.**

72 Regarding sod replacement, resident Robert Raimondi asked if Juniper will ensure the
73 irrigation system is working properly prior to installation. Mr. Scappatura replied affirmatively.

74 Regarding whether the City is involved in the tree placement and selection since the City
75 helped design the buffer, it was determined that this must be researched.

76 Resident Paul Schneider asked if the additional palm trees will be staked. Mr.
77 Scappatura replied affirmatively for the sabal palms but not the fishtail palms, as they are not

78 required. The scope of work will be updated to include additional straightening and bracing
79 leaning trees.

80 A resident asked if the entire credit is being used solely on the back corner. Mr. Blaser
81 stated it is being used only on CDD-owned property.

82 Mr. Blaser reported that the CDD received minimal feedback to the communication sent
83 to the HOA mailing system about this matter, which Mr. Scappatura already addressed.

84 Mr. Contardo reiterated his belief that a portion of the money should be allocated to
85 further construction or needs of the community that the Board can control.

86

87 **On MOTION by Mr. Schmitt and seconded by Mr. Blaser, with all in favor,**
88 **Juniper Landscaping Proposal No. 209075, as amended, for replacement credit**
89 **for missing sabal palms, based off 250' in North East corner of Vinadio, in a not-**
90 **to-exceed amount of \$42,060.50, was approved.**

91

92

93 **FIFTH ORDER OF BUSINESS**

**Approval of April 5, 2023 Regular Meeting
Minutes [2 minutes]**

94

95

96 This item was presented following the Second Order of Business.

97

98 **SIXTH ORDER OF BUSINESS**

Public Comments [15 minutes]

99

100 No members of the public spoke.

101

102 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Policy Regarding
Parking and Towing [5 minutes]**

103

104

105 Mr. Blaser reviewed the HOA's documents that all residents must sign. In his opinion,
106 the CDD should use it as a guide for its own rules/policy. A Board Member pointed out that the
107 HOA can enforce its two-hour parking restriction, if it wants, since residents were notified and
108 signed off on it. A Board Member felt that the two-hour restriction is insufficient and should be
109 reconsidered as it does not take into consideration the way residents live.

110 Mr. Blaser agreed with the two other restriction comments and recommended the CDD
111 reply on the HOA to decide the parking policy. A Board Member agreed and hopes the HOA will
112 proceed in a meaningful way.

113 **Mr. Blaser opened public comments for this matter.**

114 Resident Lisa Hart voiced her opinion that the two-hour limit is insufficient.

115 Mr. Wayhurst asked if it is possible to install “No Parking” signs by the dog park or paint
116 “No Parking on Curb” to address line of site issues.

117 Resident Bill Ambrose voiced his opinion that the daytime parking restriction should be
118 eliminated entirely and only impose the overnight parking restriction.

119 Resident and HOA President Chris Simmons stated he spoke to other Board Members
120 about parking but it is ultimately his decision for the near term. He will provide an answer soon.

121 Resident Jeff Hogenmiller asked if it is the HOA or the CDD or if both work in tandem
122 regarding parking. Further research is needed; an answer will be provided at the next meeting.

123 A resident asked if it is less expensive to boot a car than to tow it.

124 Ms. Hart suggested implementing parking rules, such as odd and even days with regard
125 to the side of the street. Mr. Blaser stated this will be discussed. He noted that the CDD is
126 mostly concerned about safety; whereas, the HOA is concerned about aesthetics.

127 Ms. Sanchez stated questions or concerns not addressed will be on the next agenda.

128 Regarding the HOA timeline, resident and HOA Board Member Diane Jockum stated she
129 will add this item to the HOA workshop agenda for this Friday.

130 A resident voiced their opinion that, if Mr. Peshkin amends the current Covenants,
131 Conditions and Restrictions (CC&Rs) to change the parking time limits, the CDD will not be
132 required to take action. Mr. Babbar stated it depends on what the HOA’s Attorney is
133 comfortable with regarding enforcement, since the underlying ownership is with the CDD.

134 This topic will remain on the agenda.
135

136 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
137 Statements as of March 31, 2023 [3
138 minutes]**

139
140
141 **On MOTION by Mr. Contardo and seconded by Mr. Traczuk, with all in favor,
142 the Unaudited Financial Statements as of March 31, 2023, were accepted.**

143
144
145 **NINTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2024 Budget [10
146 minutes]**

147
148 Ms. Sanchez noted the “Insurance” budget line item is expected to increase 10% for
149 Fiscal Year 2024. The proposed Fiscal Year 2024 budget will be presented at the next meeting.

150

151 **TENTH ORDER OF BUSINESS****STAFF REPORTS [10 minutes]**

152

153 **A. District Counsel: Straley Robin Vericker**

154 Mr. Babbar stated he is monitoring a variety of bills and will report on any bills that may
155 impact CDDs once the legislative session ends. He discussed the status of an ethics bill that, if
156 passed, will require all Board Members to attend a four-hour ethics training session, annually.
157 Already passed is Senate Bill 774, increasing the civil penalty for Board Members violating the
158 code of ethics from a not-to-exceed amount of \$10,000 to \$20,000.

159 **B. District Engineer: AM Engineering, LLC**

160 There was no report.

161 **C. District Manager: Wrathell, Hunt and Associates, LLC**162 • **___ Registered Voters in District as of April 15, 2023**

163 This information will be emailed to the Board upon receipt.

164 • **NEXT MEETING DATE: June 7, 2023 at 10:00 AM [Presentation of Fiscal Year
165 2024 Budget]**166 ○ **QUORUM CHECK**

167

168 **ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests [5
169 minutes]**

170

171 Mr. Traczuk asked if changes can be made to the parking regulations and, if so, how
172 difficult is make them. Mr. Simmons stated the HOA could respond within the next 48 hours.

173

174 **TWELFTH ORDER OF BUSINESS****Public Comments [15 minutes]**

175

176 A resident asked if the \$152,000 in surplus funds in the Fiscal Year 2022 budget is
177 available.

178

179 **THIRTEENTH ORDER OF BUSINESS****Adjournment**

180

181

182 **On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the**
183 **meeting adjourned at 10:42 a.m.**

184
185
186
187
188
189

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Toscana Isles Community Development District ("**District**") prior to June 15, 2023, a proposed operating budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Toscana Isles Amenity Center
100 Maraviya Blvd
Venice, Florida 34275

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Venice, Florida and Sarasota County at least 60 days prior to the hearing set above.

4. In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. 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.

7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF JUNE, 2023.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 160,457				\$ 145,398
Allowable discounts (4%)	(6,418)				(5,816)
Assessment levy: on-roll - net	154,039	\$ 150,045	\$ 3,994	\$ 154,039	139,582
Interest and miscellaneous	-	14	-	14	-
Total revenues	154,039	150,059	3,994	154,053	139,582
EXPENDITURES					
Professional & administrative					
Supervisors	8,612	3,400	6,000	9,400	12,000
FICA	-	260	459	-	918
Management/accounting/recording	43,721	21,860	21,861	43,721	43,721
Debt service fund accounting	7,725	3,862	3,863	7,725	7,725
Legal	36,000	13,768	22,232	36,000	36,000
Engineering	5,000	1,965	3,035	5,000	5,000
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	11,236	10,402	834	11,236	11,236
Telephone	200	100	100	200	200
Postage	500	39	461	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	513	687	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	8,695	7,821	-	7,821	9,167
Contingencies/bank charges	1,000	148	852	1,000	1,000
Website	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,407	2,245	162	2,407	2,181
Total expenditures	135,036	67,808	67,861	134,950	139,588
Net increase/(decrease) of fund balance	19,003	82,251	(63,867)	19,103	(6)
Fund balance - beginning (unaudited)	23,184	43,945	126,196	43,945	63,048
Fund balance - ending (projected)					
Assigned					
3 months working capital	39,679	39,679	39,679	39,679	41,772
Unassigned	2,508	86,517	22,650	23,369	21,270
Fund balance - ending (projected)	\$ 42,187	\$ 126,196	\$ 62,329	\$ 63,048	\$ 63,042

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community 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	9,167
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	2,181
Total expenditures	<u><u>\$ 139,588</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 765,427	\$ 20,110	\$ 785,537	785,537
Interest	-	18,397	-	18,397	-
Total revenues	785,537	783,824	20,110	803,934	785,537
EXPENDITURES					
Principal	190,000	190,000	-	190,000	205,000
Interest	557,575	281,519	276,056	557,575	546,219
Total debt service	747,575	471,519	276,056	747,575	751,219
Other Fees and Charges					
Property Appraiser	-	-	-	-	-
Tax collector	12,274	11,453	821	12,274	12,274
Total other fees and charges	12,274	11,453	821	12,274	12,274
Total expenditures	759,849	482,972	276,877	759,849	763,493
Excess/(deficiency) of revenues over/(under) expenditures	25,688	300,852	(256,767)	44,085	22,044
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	1	-	1	-
Total other financing sources	-	1	-	1	-
Net change in fund balances	25,688	300,853	(256,767)	44,086	22,044
Fund balance:					
Beginning fund balance (unaudited)	1,327,304	1,337,461	1,638,314	1,337,461	1,381,547
Ending fund balance (projected)	<u>\$1,352,992</u>	<u>\$1,638,314</u>	<u>\$1,381,547</u>	<u>\$ 1,381,547</u>	<u>1,403,591</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2024					(215,000)
Interest expense - November 1, 2024					(270,163)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 198,988</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,925,000.00		\$7,434,656.25	\$16,359,656.25

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,058,805	\$ 27,818	\$ 1,086,623	1,086,623
Interest	-	21,532	-	21,532	-
Total revenues	1,086,623	1,080,337	27,818	1,108,155	1,086,623
EXPENDITURES					
Principal	255,000	255,000	-	255,000	265,000
Principal prepayment	5,000	-	-	-	-
Interest	807,769	406,472	401,297	807,769	795,991
Total debt service	1,067,769	661,472	401,297	1,062,769	1,060,991
Other Fees and Charges					
Tax collector	16,978	15,843	1,135	16,978	16,978
Total other fees and charges	16,978	15,843	1,135	16,978	16,978
Total expenditures	1,084,747	677,315	402,432	1,079,747	1,077,969
Excess/(deficiency) of revenues over/(under) expenditures	1,876	403,022	(374,614)	28,408	8,654
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	4	-	4	-
Total other financing sources	-	4	-	4	-
Net change in fund balances	1,876	403,026	(374,614)	28,412	8,654
Fund balance:					
Beginning fund balance (unaudited)	1,504,042	1,504,177	1,907,203	1,504,177	1,532,589
Ending fund balance (projected)	\$1,505,918	\$1,907,203	\$1,532,589	\$ 1,532,589	1,541,243
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2024					(275,000)
Interest expense - November 1, 2024					(395,097)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 69,715

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	265,000.00	4.375%	400,893.75	665,893.75
05/01/2024			395,096.88	395,096.88
11/01/2024	275,000.00	5.000%	395,096.88	670,096.88
05/01/2025			388,221.88	388,221.88
11/01/2025	290,000.00	5.000%	388,221.88	678,221.88
05/01/2026			380,971.88	380,971.88
11/01/2026	305,000.00	5.000%	380,971.88	685,971.88
05/01/2027			373,346.88	373,346.88
11/01/2027	320,000.00	5.000%	373,346.88	693,346.88
05/01/2028			365,346.88	365,346.88
11/01/2028	335,000.00	5.000%	365,346.88	700,346.88
05/01/2029			356,971.88	356,971.88
11/01/2029	350,000.00	5.000%	356,971.88	706,971.88
05/01/2030			348,221.88	348,221.88
11/01/2030	370,000.00	5.375%	348,221.88	718,221.88
05/01/2031			338,278.13	338,278.13
11/01/2031	390,000.00	5.375%	338,278.13	728,278.13
05/01/2032			327,796.88	327,796.88
11/01/2032	410,000.00	5.375%	327,796.88	737,796.88
05/01/2033			316,778.13	316,778.13
11/01/2033	430,000.00	5.375%	316,778.13	746,778.13
05/01/2034			305,221.88	305,221.88
11/01/2034	455,000.00	5.375%	305,221.88	760,221.88
05/01/2035			292,993.75	292,993.75
11/01/2035	480,000.00	5.375%	292,993.75	772,993.75
05/01/2036			280,093.75	280,093.75
11/01/2036	505,000.00	5.375%	280,093.75	785,093.75
05/01/2037			266,521.88	266,521.88
11/01/2037	535,000.00	5.375%	266,521.88	801,521.88
05/01/2038			252,143.75	252,143.75
11/01/2038	560,000.00	5.375%	252,143.75	812,143.75
05/01/2039			237,093.75	237,093.75
11/01/2039	590,000.00	5.375%	237,093.75	827,093.75
05/01/2040			221,237.50	221,237.50
11/01/2040	625,000.00	5.500%	221,237.50	846,237.50
05/01/2041			204,050.00	204,050.00
11/01/2041	660,000.00	5.500%	204,050.00	864,050.00
05/01/2042			185,900.00	185,900.00
11/01/2042	695,000.00	5.500%	185,900.00	880,900.00
05/01/2043			166,787.50	166,787.50
11/01/2043	735,000.00	5.500%	166,787.50	901,787.50
05/01/2044			146,575.00	146,575.00
11/01/2044	775,000.00	5.500%	146,575.00	921,575.00
05/01/2045			125,262.50	125,262.50
11/01/2045	815,000.00	5.500%	125,262.50	940,262.50
05/01/2046			102,850.00	102,850.00
11/01/2046	860,000.00	5.500%	102,850.00	962,850.00
05/01/2047			79,200.00	79,200.00
11/01/2047	910,000.00	5.500%	79,200.00	989,200.00
05/01/2048			54,175.00	54,175.00
11/01/2048	960,000.00	5.500%	54,175.00	1,014,175.00
05/01/2049			27,775.00	27,775.00
11/01/2049	1,010,000.00	5.500%	27,775.00	1,037,775.00
Total	\$14,910,000.00		\$13,478,718.87	\$28,388,718.87

**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 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
68	60' SF	1.20	150.05	1,970.12	2,120.17	2,135.71
91	50' SF	1.00	150.05	1,641.76	1,791.81	1,807.35
5	50' SF Reduced	0.59	150.05	975.05	1,125.10	1,140.64
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
7	80' SF	1.60	150.05	3,291.06	3,441.11	3,456.65
26	74' SF	1.48	150.05	3,044.23	3,194.28	3,209.82
52	60' SF	1.20	150.05	2,468.29	2,618.34	2,633.88
21	60' SF Reduced	1.00	150.05	2,056.91	2,206.96	2,222.50
87	50' SF	1.00	150.05	2,056.91	2,206.96	2,222.50
56	MF	0.70	150.05	1,439.84	1,589.89	1,605.43
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
5	60' SF	1.20	150.05	2,468.70	2,618.75	2,634.29
2	50' SF	1.00	150.05	2,057.25	2,207.30	2,222.84
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
20	74' SF	1.48	150.05	3,044.74	3,194.79	3,210.33
98	60' SF	1.20	150.05	2,468.70	2,618.75	2,634.29
188	50' SF	1.00	150.05	2,057.25	2,207.30	2,222.84
180	40' SF	0.80	150.05	1,645.80	1,795.85	1,811.39
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2024 O&M Assessment	FY 2024 DS Assessment	FY 2024 Total Assessment	FY 2023 Total Assessment
63	50' SF	0.50	150.05	2,057.25	2,207.30	2,222.84
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2023-07

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 2023/2024 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 2023/2024 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 7th day of June, 2023.

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 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2023	Regular Meeting	10:00 AM
November 1, 2023	Regular Meeting	10:00 AM
December 6, 2023	Regular Meeting	10:00 AM
January 3, 2024	Regular Meeting	10:00 AM
February 7, 2024	Regular Meeting	10:00 AM
March 6, 2024	Regular Meeting	10:00 AM
April 3, 2024	Regular Meeting	10:00 AM
May 1, 2024	Regular Meeting	10:00 AM
June 5, 2024	Regular Meeting	10:00 AM
July 3, 2024	Regular Meeting	10:00 AM
August 7, 2024	Regular Meeting	10:00 AM
September 4, 2024	Regular Meeting	10:00 AM

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9

Toscana Isles Community Development District (“CDD”)

Parking and Towing Policy (“Parking Policy”)

I. Parking Restrictions

A. For purposes of this Policy, "vehicle" includes, without limitation, restricted vehicles (any truck, motor home, camper, or other vehicle designed to provide temporary living quarters and having facilities for sleeping), cars, trucks, vans, SUVs, and other objects designed for transporting items or individuals whether motorized or not.

B. A vehicle may be parked on a CDD road for no longer than two hours provided the vehicle does not interfere with traffic flow at any time, is not parked in a CDD right-of-way adjacent to any median located in the center of the road, does not block access to sidewalks, and faces the same direction of traffic flow. When feasible, vehicles shall avoid parking within 20-feet of another vehicle parked on the opposite side of the roadway to allow free movement of traffic, delivery trucks, and emergency vehicles.[Will this be enforced? If so, this should be revised to remove “when feasible” and “shall avoid” and include “shall not”]

C. Parking on CDD roads is strictly prohibited from the hours of 12:00am to 6:00am, unless an overnight parking pass was issued in accordance with Section II below, which must be prominently displayed at all times on the driver's side interior front window when parked within the CDD road right-of-way.

II. Overnight Parking Pass

A. An overnight parking pass may be obtained from the Toscana Isles Master Association (“Master Association”).

B. An overnight parking pass will be valid only for 1 (one) night.

C. The CDD or the Master Association may issue an overnight parking pass for medical emergencies and/or unexpected guests.

III. Violations

A. Upon a first violation of this Parking Policy within a 90-day period, the CDD or its designee will place a parking violation notice on the windshield of the vehicle. If the CDD or its designee has an email address on file for the owner of the vehicle it will provide a written notice via email to the vehicle’s owner (with photographic evidence) requesting the resident to comply with the parking policy.

B. Upon a second violation within a 90-day period the CDD or its designee will place an official violation letter on the vehicle and if the CDD or its designee has an email address on file for the owner of the vehicle it will provide a second written notice via email to the vehicle’s owner. A second violation cannot be issued the same day that first violation

occurs, i.e. the second violation can only be issued after midnight that same night (i.e. after 12:00 am the immediately following day).

C. Upon a third violation within a 90-day period the CDD or its designee will place an official violation letter on the vehicle, and if the CDD or its designee has an email address on file for the owner of the vehicle it will provide a third written notice via email to the vehicle's owner, and the vehicle's license plate number will be provided to the CDD's contracted towing company to be on the list of vehicles that can be towed for the remainder of the 90-day period if illegally parked within the CDD road or right-of way during the hours of 12:00am and 6:00am. [What about if a vehicle is parked for more than two hours?]The vehicle must be moved within two (2) hours of the violation time shown on the written notice that is placed on the vehicle windshield the vehicle will be towed without notice.

D. Upon a fourth violation or more in a consecutive 90-day period the vehicle will be towed without further notice at vehicle owner's expense. The CDD or its designee's ability to tow the vehicle without prior notice, if parked illegally, shall expire the 91st day after the date of the first violation, except during situations where emergency towing is necessary. [Is this only for overnight parking violations or does it include vehicles parked for more than two hours?]

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	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	\$ 147,351	\$ -	\$ -	\$ -	\$ -	\$ 147,351
Investments						
Reserve	-	710,363	804,077	-	-	1,514,440
Prepayment	-	118	695	-	-	813
Revenue	-	933,559	1,109,518	-	-	2,043,077
Due from general fund	-	11,508	15,919	-	136	27,563
Due from other	109	-	-	-	-	109
Total assets	<u>\$ 147,460</u>	<u>\$1,655,548</u>	<u>\$1,930,209</u>	<u>\$ -</u>	<u>\$ 136</u>	<u>\$ 3,733,353</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to debt service fund 2014	11,508	-	-	-	-	11,508
Due to debt service fund 2018	15,919	-	-	-	-	15,919
Due to capital projects fund 2018	136	-	-	-	-	136
Taxes payable	153	-	-	-	-	153
Total liabilities	<u>27,716</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,716</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,655,548	1,930,209	-	-	3,585,757
Capital projects	-	-	-	-	136	136
Assigned						
Three months working capital	39,679	-	-	-	-	39,679
Unassigned	80,065	-	-	-	-	80,065
Total fund balances	<u>119,744</u>	<u>1,655,548</u>	<u>1,930,209</u>	<u>-</u>	<u>136</u>	<u>3,705,637</u>
Total liabilities and fund balances	<u>\$ 147,460</u>	<u>\$1,655,548</u>	<u>\$1,930,209</u>	<u>\$ -</u>	<u>\$ 136</u>	<u>\$ 3,733,353</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,290	\$ 152,335	\$ 154,039	99%
Interest and miscellaneous	1	16	-	N/A
Total revenues	<u>2,291</u>	<u>152,351</u>	<u>154,039</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	1,000	4,400	8,612	51%
FICA	77	337	-	N/A
Management/accounting/recording	3,643	25,504	43,721	58%
Debt service fund accounting	644	4,506	7,725	58%
Legal	3,195	16,963	36,000	47%
Engineering	-	1,965	5,000	39%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	10,402	11,236	93%
Telephone	16	116	200	58%
Postage	10	50	500	10%
Printing & binding	41	291	500	58%
Legal advertising	(109)	405	1,200	34%
Annual special district fee	-	175	175	100%
Insurance	-	7,821	8,695	90%
Contingencies/bank charges	24	171	1,000	17%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>8,708</u>	<u>74,273</u>	<u>132,629</u>	56%
Other fees & charges				
Tax collector	34	2,279	2,407	95%
Total other fees & charges	<u>34</u>	<u>2,279</u>	<u>2,407</u>	95%
Total expenditures	<u>8,742</u>	<u>76,552</u>	<u>135,036</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(6,451)	75,799	19,003	
Fund balances - beginning	126,195	43,945	23,184	
Assigned				
Three months working capital	39,679	39,679	39,679	
Unassigned	80,065	80,065	2,508	
Fund balances - ending	<u>\$ 119,744</u>	<u>\$ 119,744</u>	<u>\$ 42,187</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,681	\$ 777,109	\$ 785,537	99%
Interest	5,725	24,123	-	N/A
Total revenues	<u>17,406</u>	<u>801,232</u>	<u>785,537</u>	102%
EXPENDITURES				
Principal	-	190,000	190,000	100%
Interest	-	281,519	557,575	50%
Tax collector	172	11,627	12,274	95%
Total expenditures	<u>172</u>	<u>483,146</u>	<u>759,849</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	17,234	318,086	25,688	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	1	-	
Total other financing sources	<u>-</u>	<u>1</u>	<u>-</u>	
Net change in fund balances	17,234	318,087	25,688	
Fund balances - beginning	1,638,314	1,337,461	1,327,304	
Fund balances - ending	<u>\$ 1,655,548</u>	<u>\$ 1,655,548</u>	<u>\$ 1,352,992</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 16,159	\$ 1,074,964	\$ 1,086,623	99%
Interest	7,086	28,618	-	N/A
Total revenues	<u>23,245</u>	<u>1,103,582</u>	<u>1,086,623</u>	102%
EXPENDITURES				
Principal	-	255,000	255,000	100%
Principal prepayment	-	-	5,000	0%
Interest	-	406,472	807,769	50%
Tax collector	239	16,082	16,978	95%
Total expenditures	<u>239</u>	<u>677,554</u>	<u>1,084,747</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	23,006	426,028	1,876	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	4	-	N/A
Total other financing sources	<u>-</u>	<u>4</u>	<u>-</u>	N/A
Net change in fund balances	23,006	426,032	1,876	
Fund balances - beginning	1,907,203	1,504,177	1,504,042	
Fund balances - ending	<u>\$ 1,930,209</u>	<u>\$ 1,930,209</u>	<u>\$ 1,505,918</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(1)
Total other financing sources/(uses)	-	(1)
Net change in fund balances	-	(1)
Fund balances - beginning	-	1
Fund balances - ending	\$ -	\$ -

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Misc. income	\$ -	\$ 136
Interest	-	4
Total revenues	-	140
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	140
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(4)
Total other financing sources/(uses)	-	(4)
Net change in fund balances	-	136
Fund balances - beginning	136	-
Fund balances - ending	\$ 136	\$ 136

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Ron Turner
Supervisor of Elections
Sarasota County: *Our County. Our Vote.*

April 21, 2023

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, 2023.

Precinct: 435.2 Voters: 1,067

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp

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

¹*Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 7, 2022* <i>Continued to November 15, 2022</i>	Regular Meeting	10:00 AM
November 15, 2022	Continued Regular Meeting	10:00 AM
November 28, 2022	Regular Meeting	2:00 PM
December 7, 2022 CANCELED	Regular Meeting	10:00 AM
January 4, 2023¹	Regular Meeting	10:00 AM
February 1, 2023¹	Regular Meeting	10:00 AM
March 1, 2023¹	Regular Meeting	10:00 AM
March 14, 2023¹	Workshop	5:00 PM
April 5, 2023¹	Regular Meeting	10:00 AM
May 3, 2023¹	Regular Meeting	10:00 AM
June 7, 2023¹	Regular Meeting	10:00 AM
July 5, 2023¹	Regular Meeting	10:00 AM
August 2, 2023¹	Regular Meeting	10:00 AM
September 6, 2023¹	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday