

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
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**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 145,398				\$ 145,912
Allowable discounts (4%)	(5,816)				(5,836)
Assessment levy: on-roll - net	139,582	\$ 135,234	\$ 4,348	\$ 139,582	140,076
Interest and miscellaneous	-	23	-	23	-
Total revenues	139,582	135,257	4,348	139,605	140,076
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,000	4,000	6,000	10,000	12,000
FICA	918	306	459	765	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,862	3,863	7,725	7,725
Legal	36,000	497	35,503	36,000	36,000
Engineering	5,000	8,000	3,000	11,000	5,000
Geotechnical engineering	-	-	-	-	10,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,236	10,403	-	10,403	11,236
Telephone	200	100	100	200	200
Postage	500	41	459	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	586	614	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,167	8,467	-	8,467	9,900
Contingencies/bank charges	1,000	162	838	1,000	1,000
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,181	2,022	159	2,181	2,189
Total expenditures	139,588	62,437	79,465	141,902	150,079
Net increase/(decrease) of fund balance	(6)	72,820	(75,117)	(2,297)	(10,003)
Fund balance - beginning (unaudited)	62,329	79,250	152,070	79,250	76,953
Fund balance - ending (projected)					
Assigned					
3 months working capital	41,772	41,772	41,772	41,772	44,945
Unassigned	20,551	110,298	35,181	35,181	22,005
Fund balance - ending (projected)	\$ 62,323	\$ 152,070	\$ 76,953	\$ 76,953	\$ 66,950

**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
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing 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.	
Geotechnical engineering	10,000
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
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	9,900
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	2,189
Total expenditures	<u><u>\$ 150,079</u></u>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2014  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 760,936	\$ 24,601	\$ 785,537	785,537
Interest	-	31,252	-	31,252	-
Total revenues	785,537	792,188	24,601	816,789	785,537
<b>EXPENDITURES</b>					
Principal	205,000	205,000	-	205,000	215,000
Interest	546,219	276,056	270,163	546,219	534,144
Total debt service	751,219	481,056	270,163	751,219	749,144
<b>Other Fees and Charges</b>					
Tax collector	12,274	11,376	898	12,274	12,274
Total other fees and charges	12,274	11,376	898	12,274	12,274
Total expenditures	763,493	492,432	271,061	763,493	761,418
Net change in fund balances	22,044	299,756	(246,460)	53,296	24,119
Fund balance:					
Beginning fund balance (unaudited)	1,381,547	1,423,864	1,723,620	1,423,864	1,477,160
Ending fund balance (projected)	\$1,403,591	\$1,723,620	\$1,477,160	\$ 1,477,160	1,501,279
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2025					(225,000)
Interest expense - November 1, 2025					(263,981)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 292,858</u>

# TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
<b>Total</b>	<b>\$8,720,000.00</b>		<b>\$6,888,437.50</b>	<b>\$15,608,437.50</b>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
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	\$ 1,052,450	\$ 34,173	\$ 1,086,623	1,086,623
Interest	-	35,467	-	35,467	-
Total revenues	1,086,623	1,087,917	34,173	1,122,090	1,086,623
<b>EXPENDITURES</b>					
Principal	265,000	265,000	-	265,000	275,000
Interest	795,991	400,894	395,097	795,991	783,319
Total debt service	1,060,991	665,894	395,097	1,060,991	1,058,319
<b>Other Fees and Charges</b>					
Tax collector	16,978	15,735	1,243	16,978	16,978
Total other fees and charges	16,978	15,735	1,243	16,978	16,978
Total expenditures	1,077,969	681,629	396,340	1,077,969	1,075,297
Net change in fund balances	8,654	406,288	(362,167)	44,121	11,326
Fund balance:					
Beginning fund balance (unaudited)	1,532,589	1,585,137	1,991,425	1,585,137	1,629,258
Ending fund balance (projected)	<u>\$1,541,243</u>	<u>\$1,991,425</u>	<u>\$1,629,258</u>	<u>\$ 1,629,258</u>	<u>1,640,584</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2025					(290,000)
Interest expense - November 1, 2025					(388,222)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 160,931</u>

**TOSCANA ISLES**

Community Development District

Series 2018

\$16,725,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$14,645,000.00</b>		<b>\$12,682,728.24</b>	<b>\$27,327,728.24</b>



**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 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
68	60' SF	1.20	150.58	1,970.12	2,120.70	2,120.17
91	50' SF	1.00	150.58	1,641.76	1,792.34	1,791.81
5	50' SF Reduced	0.59	150.58	975.05	1,125.63	1,125.10
<b>164</b>						

**Unit 1 Phase 2 Units - On-Roll\***

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
7	80' SF	1.60	150.58	3,291.06	3,441.64	3,441.11
26	74' SF	1.48	150.58	3,044.23	3,194.81	3,194.28
52	60' SF	1.20	150.58	2,468.29	2,618.87	2,618.34
21	60' SF Reduced	1.00	150.58	2,056.91	2,207.49	2,206.96
87	50' SF	1.00	150.58	2,056.91	2,207.49	2,206.96
56	MF	0.70	150.58	1,439.84	1,590.42	1,589.89
<b>249</b>						

**Unit 1 Phase 3 Units - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
5	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
2	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
<b>7</b>						

**Unit 2 - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
20	74' SF	1.48	150.58	3,044.74	3,195.32	3,194.79
98	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
188	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
180	40' SF	0.80	150.58	1,645.80	1,796.38	1,795.85
<b>486</b>						

**Unit 3 - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
63	50' SF	0.50	150.58	2,057.25	2,207.83	2,207.30
<b>63</b>						

\* Subject to Series 2014 Bond Assessments

\*\* Subject to Series 2018 Bond Assessments