

TOSCANA ISLES

COMMUNITY DEVELOPMENT

DISTRICT

September 6, 2023

BOARD OF SUPERVISORS

PUBLIC HEARING AND

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

August 30, 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 Public Hearing and Regular Meeting on September 6, 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: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board **[3 minutes]**
3. Discussion/Consideration: Meeting Duration **[1.1 hours]**
4. Approval of August 2, 2023 Regular Meeting Minutes **[2 minutes]**
5. Chairman's Opening Remarks **[5 minutes]**
6. Resident Concerns **[2 minutes]**
 - Overlap in Field Review with Master Association
7. Public Comments **[15 minutes]**
8. Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget **[5 minutes]**
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-09, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date
9. Consideration of Resolution 2023-10, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date **[5 minutes]**

- 10. Consideration of Resolution 2023-11, Golf Cart Policy *(to be deferred)* **[5 minutes]**
- 11. Acceptance of Unaudited Financial Statements as of July 31, 2023 **[3 minutes]**
- 12. Staff Reports **[10 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 4, 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

- 13. Board Members' Comments/Requests **[5 minutes]**

- Discussion: Area Near the Weir
- Discussion: Parking and Towing

- 14. Public Comments **[15 minutes]**

- 15. 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

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**

2

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

WHEREAS, the Board desires to adopt policies with respect to meetings of the Board.

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

Section 1. Board of Supervisors Meeting Policies. The Board hereby adopts the following policies for the conduct of Board meetings:

- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.

Attest:



Name: Daniel Rom
Assistant Secretary

**Toscana Isles Community
Development District**



Alex Hays
Chair of the Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on August 2, 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	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Tammy Campbell (via telephone)	McDimit Davis
Diane Jochum	Resident/HOA Board Member

Residents present:

Alan Hintz	Paula Steinert	Bill Ambrose	Bill Rymgsa	Linda Hogenmiller
Sue Doyle	Gloria Raimondi	Thomas Hart	Lisa Hart	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board [3 minutes]

Mr. Blaser expressed regret that he missed the last meeting. His understanding is that all Rules and Policies were not followed at that meeting as well as the previous month, when they were presented. He emphasized the importance of abiding by the Rules of Conduct for Board Meetings, included in the agenda, and available on the CDD website.

44 **THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Meeting
Duration [1.20 hour]**

45
46
47 This item was not addressed.

48
49 **FOURTH ORDER OF BUSINESS**

Approval of Minutes [2 minutes]

50
51 **A. June 7, 2023 Regular Meeting**

52 The following change was made:

53 Line 103: Change "Garcia" to "Sanchez"

54 **B. June 28, 2023 Special Meeting**

55 Mr. Blaser asked if he can abstain from voting since he was not at the last meeting. Ms.
56 Cerbone stated he can only abstain if there is a conflict of interest but he can dissent .

57
58 **On MOTION by Mr. Contardo and seconded by Mr. Collins, with Mr. Contardo,**
59 **Mr. Collins, Mr. Schmitt and Mr. Traczuk in favor and Mr. Blaser dissenting, the**
60 **June 7, 2023 Regular Meeting Minutes, as amended, and the June 28, 2023**
61 **Regular Meeting Minutes, as presented, were approved. (Motion passed 4-1]**

62
63
64 Ms. Sanchez read the following Meeting Policies listed in Resolution 2021-05:

- 65 ➤ Board Supervisors and members of the public shall use respectful tones and words
- 66 when they are addressing the Board, the public, or District Staff.
- 67 ➤ Board Supervisors and members of the public should avoid repetitive or redundant
- 68 questions or comments.
- 69 ➤ Questions, comments, and other communications may not be directed to an individual,
- 70 but rather should be addressed to the meeting chairperson and should relate to agenda items
- 71 and discussion topics.
- 72 ➤ District Staff will record any questions raised at the meeting and will provide a response
- 73 at a subsequent Board meeting after District staff has had time to research the question.
- 74 ➤ Degrading, uncomplimentary, or disrespectful remarks about an individual in any way
- 75 may result in the adjournment of the Board meeting.
- 76 ➤ Agenda items or discussion topics must pertain to District business.

77
78 **FIFTH ORDER OF BUSINESS**

Chairman's Opening Remarks [5 minutes]

80 Mr. Blaser reminded the Board to wait for the Chair to recognize them before asking
81 questions.

82

83 **SIXTH ORDER OF BUSINESS**

Public Comments [15 minutes]

84

85 Resident Alan Hintz asked if there is any overlap between the CDD and the HOA
86 Engineering Studies.

87 Resident and HOA Board Member Diane Jochum discussed the HOA parking policy. She
88 stated Counsel advised that, because the CDD owns the roads, the CDD and the HOA must work
89 together to decide which entity will monitor the roads. Mr. Blaser asked Ms. Jochum to email
90 the policy to Staff for dissemination to the Board. District Counsel will review the policy and the
91 CDD will work with the HOA in this regard.

92 The phone lines were opened for public comment. No members of the public spoke.

93 Mr. Blaser stated he asked Staff to research the legality of public comments via
94 telephone and electronic means and provide further direction.

95

96 **SEVENTH ORDER OF BUSINESS**

**Update: Juniper Landscaping Sabal Palm
Warranty Work [5 minutes]**

97

98

99 This item was presented following the Ninth Order of Business.

100

101 **EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2022, Prepared by McDimit Davis [10
minutes]**

102

103

104

105

106 Ms. Campbell presented the Audited Annual Financial Report for the Fiscal Year Ended
107 September 30, 2022. There were no findings, recommendations, irregularities or instances of
108 noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

109

110 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2022 [2 minutes]**

111

112

113

114

115

116 **On MOTION by Mr. Contardo and seconded by Mr. Traczuk, with all in favor,**
117 **Resolution 2023-08, Hereby Accepting the Audited Financial Report for the**
118 **Fiscal Year Ended September 30, 2022, was adopted.**

119
120
121 **▪ Update: Juniper Landscaping Sabal Palm Warranty Work [5 minutes]**

122 **This item, previously the Seventh Order of Business, was presented out of order.**

123 Ms. Sanchez stated Anthony Scappatura, at Juniper, advised that the estimated
124 completion date for the warranty work is the end of next week. Supervisor Schmitt will conduct
125 a final walkthrough in advance of the next meeting and provide an update.

126 Discussion ensued regarding remaining cleanup work and the need to determine the
127 scope of warranty work during the walkthrough.

128 Mr. Blaser recalled asking if the root balls that cannot be removed are being cut to
129 ground level and if holes are being filled in and stakes removed.

130 Discussion ensued regarding whether sod is covered by the warranty.

131 Mr. Blaser thinks the area is part of the Maintenance Agreement with the HOA and
132 asked if work not covered by warranty is all the HOA's responsibility. Ms. Sanchez replied
133 affirmatively.

134
135 **TENTH ORDER OF BUSINESS**

**Discussion: Resolution 2021-06, Golf Cart
Policy [5 minutes]**

136
137
138 Ms. Sanchez presented Resolution 2021-06 that was approved by the previous Board,
139 which states the following:

140 ➤ A golf cart may be operated on a public road which has been designated for golf cart use
141 by the responsible local government entity.

142 ➤ Parking of Golf Cart Vehicles: All golf cart vehicles must be parked in designated golf cart
143 vehicle parking areas or motor vehicle parking areas. No golf cart vehicles shall be parked in a
144 roadway or on any designated golf cart vehicle path.

145 ➤ Golf cart operators must be at least age fourteen (14).

146 ➤ Golf cart vehicle speed shall not exceed 20 miles per hour at any time.

147 Mr. Babbar stated House Bill 949 passed. It states that golf cart operators must be
148 eighteen (18) years or older with a valid government issued identification; or, if under eighteen
149 (18) with a valid Learner Permit or Driver License. He recommended the Resolution 2021-06 be

150 amended to strike out the reference to fourteen (14) year old drivers and to refer to the
151 current Florida Statue. While the CDD does not have enforcement powers, the HOA and Law
152 Enforcement Officers have enforcement powers.

153 In response to a resident’s question, Mr. Babbar stated the minimum age for a Learner
154 Permit is fifteen (15) years of age.

155 Mr. Babbar will modify Resolution 2021-06 to refer to the current Florida Statute.

156 Mr. Contardo observed that many operators are below the minimum age and suggested
157 that, if the HOA will monitor and enforce, the HOA should have input about the policies and
158 registration, etc. Mr. Blaser noted the need to follow State laws.

159 Ms. Sanchez stated the parking and towing policy is separate from this Resolution.

160 Discussion ensued regarding liability and the CDD’s lack of enforcement authority.

161 Ms. Sanchez noted that the Board can add details about golf carts to the parking and
162 towing policy and send it back to the HOA for comment.

163

164 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2023 [3 minutes]**

165
166
167

**On MOTION by Mr. Contardo and seconded by Mr. Traczuk, with all in favor,
the Unaudited Financial Statements as of June 30, 2023, were accepted.**

170
171

172 **TWELFTH ORDER OF BUSINESS**

STAFF REPORTS [10 minutes]

173

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

175 There was no report.

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

177 Mr. Leins estimated that the Engineering Report will be complete in 45 to 60 days.

178 In response to the question of whether there is overlap between the work he is doing
179 for the HOA and the CDD, Mr. Leins stated he is only performing work authorized by the CDD.

180 Mr. Blaser recalled that, at the last meeting, he asked if the CDD owns the irrigation
181 piping and it was noted that it is still being reviewed by Staff. He questioned why an
182 Engineering Study would be done for non-known items.

183 Ms. Sanchez stated the HOA is responsible for any and all irrigation-related equipment
184 and maintenance, regardless of ownership. The CDD is working to answer Mr. Blaser’s
185 questions and report the correct responses at or before the next meeting.

186 Ownership and responsibility for irrigation-related equipment by the CDD versus the
187 HOA and the Maintenance Agreement between the CDD and the HOA were discussed.

188 Ms. Sanchez stated nothing will be done until the District Engineer’s work is complete
189 and ownership is confirmed.

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

- 191 • **NEXT MEETING DATE: September 6, 2023 at 10:00 AM [Adoption of FY2024**
- 192 **Budget]**

- 193 ○ **QUORUM CHECK**

194 **Mr. Leins left the meeting.**

195	195
196 THIRTEENTH ORDER OF BUSINESS	196 Board Members’ Comments/Requests [5
197	197 minutes]
198	

199 A Board Member asked if the District Engineer engaged a consultant to review the signs
200 for Florida Department of Transportation (FDOT) compliance. Ms. Sanchez will provide
201 information at the next meeting.

202 The Board directed Ms. Sanchez to contact the HOA to determine if there is any overlap
203 between the CDD and the HOA Engineering Studies.

204 Mr. Collins suggested the CDD designate a liaison to work with the HOA. Mr. Contardo
205 stated he tried to work with the HOA; however, he has found the HOA unwilling and
206 unresponsive. Mr. Collins expressed his willingness to serve as liaison to the HOA to develop a
207 parking policy.

208

209 **On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor,**
210 **designating Mr. Collins as CDD liaison to work with the HOA to develop a**
211 **mutually acceptable parking policy, was approved.**

212

213

214 FOURTEENTH ORDER OF BUSINESS	214 Public Comments [15 minutes]
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215

216 A resident asked for the research into ownership of CDD assets to address the Lake 4
217 fountain that has been inoperative for months. She noted a street sign that needs to be
218 corrected, as it reads "Soliera Boulevard" rather than "Soliera Street".

219 Resident Tom Hart noted that Resolution 2021-06, regarding golf carts, states that the
220 Board determined it is necessary to implement a policy and registration application. He noted
221 that the policy, on Page 3 of Resolution 2021-06, provides for enforcement. Regarding sod, he
222 believes the contract with Juniper was for 1,000 square feet of sod.

223 Mr. Collins expressed his understanding that the CDD will work with the HOA on a
224 parking policy and that, generally, enforcement currently involves calling the police and further
225 steps will be taken in cooperation with the HOA.

226 Ms. Sanchez stated she will speak with District Counsel following the meeting and
227 address Mr. Hart's concerns individually.

228 Ms. Jochum stated the HOA announced the golf cart policy change last month to inform
229 residents; the HOA will keep reiterating the desire to follow State Statute.

230 Resident Sue Doyle stated her impression that, when the Clubhouse is turned over to
231 the community, the guardhouse will also be turned over to the community. Ms. Sanchez stated
232 the HOA controls the guardhouse and the CDD has no maintenance responsibility for it. Ms.
233 Doyle asked who will be responsible for rebuilding the guardhouse if something happens to it.
234 Mr. Babbar stated he will check to see if the guardhouse is covered by the Agreement. Mr.
235 Blaser stated the Guardhouse will be included in the Engineering Survey.

236 Mr. Contardo noted the difference between ownership and responsibility and that the
237 CDD might own assets for which the HOA is responsible for insuring and maintaining.

238 Ms. Sanchez hoped to have answers before the next meeting; she will email residents
239 prior to the next meeting, if possible.

240 Resident Bill Ambrose asked if the CDD is responsible for insuring everything it owns,
241 even if the HOA is responsible for maintaining it. Mr. Blaser stated it depends on how the
242 Maintenance Contract is written; Staff will research this.

243 The phone lines were opened for public comment. No members of the public spoke.
244

245 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

246

247 **On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor,**
248 **the meeting adjourned at 11:15 a.m.**

249
250
251
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253
254

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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Boca Raton FL 33431-7386

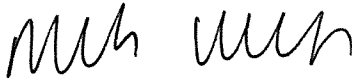
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08/17/2023, 08/24/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/24/2023



Legal Clerk



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Notary Public
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TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 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, September 6, 2023 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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
Pub: Aug 17 & 24, 2023; #9163762

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8B

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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:

Section 1. Budget

- a. That 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 records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Toscana Isles Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”
- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$2,011,748, 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	\$ 139,588
Total Debt Service Funds – Series 2014	\$ 785,537
Total Debt Service Funds – Series 2018	\$1,086,623
Total All Funds*	\$2,011,748

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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 \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section 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(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 6, 2023.

Attested By:

**Toscana Isles
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit A: FY 2023-2024 Adopted 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	719	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	135,669	139,588
Net increase/(decrease) of fund balance	19,003	82,251	(63,867)	18,384	(6)
Fund balance - beginning (unaudited)	23,184	43,945	126,196	43,945	62,329
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	22,650	20,551
Fund balance - ending (projected)	\$ 42,187	\$ 126,196	\$ 62,329	\$ 62,329	\$ 62,323

**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**

9

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in the City of Venice, Sarasota County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A ("FY 2023-2024 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments

on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **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. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 6, 2023.

Attested By:

**Toscana Isles
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 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	\$ 98,999	\$ -	\$ -	\$ -	\$ -	\$ 98,999
Investments						
Reserve	-	710,363	804,077	-	-	1,514,440
Prepayment	-	118	704	-	-	822
Revenue	-	697,786	761,205	-	-	1,458,991
Due from general fund	-	91	126	-	136	353
Accounts receivable	22	-	-	-	-	22
Total assets	<u>\$ 99,021</u>	<u>\$1,408,358</u>	<u>\$1,566,112</u>	<u>\$ -</u>	<u>\$ 136</u>	<u>\$ 3,073,627</u>
LIABILITIES						
Liabilities:						
Due to debt service fund 2014	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ 91
Due to debt service fund 2018	126	-	-	-	-	126
Due to capital projects fund 2018	136	-	-	-	-	136
Total liabilities	<u>353</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>353</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,408,358	1,566,112	-	-	2,974,470
Capital projects	-	-	-	-	136	136
Assigned						
Three months working capital	39,679	-	-	-	-	39,679
Unassigned						
Unassigned	58,989	-	-	-	-	58,989
Total fund balances	<u>98,668</u>	<u>1,408,358</u>	<u>1,566,112</u>	<u>-</u>	<u>136</u>	<u>3,073,274</u>
Total liabilities and fund balances	<u>\$ 99,021</u>	<u>\$1,408,358</u>	<u>\$1,566,112</u>	<u>\$ -</u>	<u>\$ 136</u>	<u>\$ 3,073,627</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 18	\$ 154,758	\$ 154,039	100%
Interest and miscellaneous	1	18	-	N/A
Total revenues	<u>19</u>	<u>154,776</u>	<u>154,039</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	6,200	8,612	72%
FICA	-	474	-	N/A
Management/accounting/recording	3,643	36,434	43,721	83%
Debt service fund accounting	644	6,437	7,725	83%
Legal	-	19,535	36,000	54%
Engineering	-	2,965	5,000	59%
Audit	-	4,200	4,400	95%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	166	1,666	2,000	83%
Trustee	-	10,402	11,236	93%
Telephone	17	167	200	84%
Postage	9	111	500	22%
Printing & binding	42	417	500	83%
Legal advertising	-	492	1,200	41%
Annual special district fee	-	175	175	100%
Insurance	-	7,821	8,695	90%
Contingencies/bank charges	23	242	1,000	24%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>4,544</u>	<u>97,738</u>	<u>132,629</u>	74%
Other fees & charges				
Tax collector	-	2,315	2,407	96%
Total other fees & charges	<u>-</u>	<u>2,315</u>	<u>2,407</u>	96%
Total expenditures	<u>4,544</u>	<u>100,053</u>	<u>135,036</u>	74%
Excess/(deficiency) of revenues over/(under) expenditures	(4,525)	54,723	19,003	
Fund balances - beginning	103,193	43,945	23,184	
Assigned				
Three months working capital	39,679	39,679	39,679	
Unassigned	58,989	58,989	2,508	
Fund balances - ending	<u>\$ 98,668</u>	<u>\$ 98,668</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 92	\$ 789,470	\$ 785,537	101%
Interest	5,366	40,812	-	N/A
Total revenues	<u>5,458</u>	<u>830,282</u>	<u>785,537</u>	106%
EXPENDITURES				
Principal	-	190,000	190,000	100%
Interest	-	557,575	557,575	100%
Tax collector	-	11,811	12,274	96%
Total expenditures	<u>-</u>	<u>759,386</u>	<u>759,849</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,458	70,896	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	5,458	70,897	25,688	
Fund balances - beginning	1,402,900	1,337,461	1,327,304	
Fund balances - ending	<u>\$ 1,408,358</u>	<u>\$ 1,408,358</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 126	\$ 1,092,064	\$ 1,086,623	101%
Interest	6,301	48,570	-	N/A
Total revenues	<u>6,427</u>	<u>1,140,634</u>	<u>1,086,623</u>	105%
EXPENDITURES				
Principal	-	255,000	255,000	100%
Principal prepayment	-	-	5,000	0%
Interest	-	807,366	807,769	100%
Tax collector	-	16,337	16,978	96%
Total expenditures	<u>-</u>	<u>1,078,703</u>	<u>1,084,747</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	6,427	61,931	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	6,427	61,935	1,876	
Fund balances - beginning	1,559,685	1,504,177	1,504,042	
Fund balances - ending	<u>\$ 1,566,112</u>	<u>\$ 1,566,112</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 JULY 31, 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 JULY 31, 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**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

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