

TOSCANA ISLES

**COMMUNITY DEVELOPMENT
DISTRICT**

May 6, 2026

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
www.toscanaislescdd.net

April 29, 2026

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 May 6, 2026 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. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Approval of April 1, 2026 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Continued Discussion: Roadways
7. Discussion: Maintenance on CDD Assets
8. Update: Correspondence from D.R. Horton Regarding Construction Defects
9. Acceptance of Unaudited Financial Statements as of March 31, 2026
10. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,415 Registered Voters in District as of April 15, 2026

ATTENDEES:

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

- NEXT MEETING DATE: June 3, 2026 at 10:00 AM [Presentation of FY2027 Proposed Budget]
 - 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

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 *(for informational purposes)*

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Otero
 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:

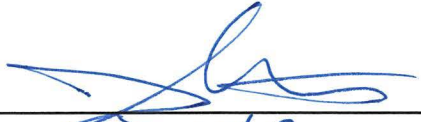
- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications 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 April 1, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

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

Also present:

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Jeff Munzing	Carlo Quintiliani	Other residents
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:01 a.m.

Supervisors Blaser, Collins and Traczuk were present. Supervisors Contardo and Schmitt attended via telephone.

SECOND ORDER OF BUSINESS

**Continued Discussion: Resolution 2021-05,
Policies Regarding the Conduct of Meetings
of the Board**

Mr. Blaser discussed the policies for conducting CDD meetings as outlined in Resolution 2021-05, including the three-minute time limit for public comments and maintaining civility. He

40 stated that residents and members of the public can discuss issues with individual Board
41 Members outside of Board meetings. Those who wish to speak were asked to sit in the front.

42

43 **THIRD ORDER OF BUSINESS**

Approval of March 4, 2026 Regular Meeting Minutes

44

45

46 The following changes were made:

47 Line 12: Change “Assistant Secretary” to “Vice Chair II”

48 Line 203: Insert “If” before “The”

49 Line 229: Change “would” to “could”

50 Line 134: Change “might” to “would”

51 Line 230: Change “builder” to “developer”

52 **On MOTION by Mr. Traczuk and seconded by Mr. Schmitt, with all in favor, the**
53 **March 4, 2026 Regular Meeting Minutes, as amended, were approved.**

54

55

56 **FOURTH ORDER OF BUSINESS**

Chairman’s Opening Remarks

57

58 Mr. Blaser reserved his comments for the end of the meeting.

59

60 **FIFTH ORDER OF BUSINESS**

Public Comments

61

62 Resident Jeff Munzing stated the bridge weight limit is 20 tons; an empty concrete truck
63 is below the limit, but a truck loaded with concrete exceeds the weight limit for the bridge. He
64 hopes that, in the future, another route not using bridges will be available. He expressed concern
65 that trucks carrying concrete masonry units might also exceed the weight limit.

66

67 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Letter from Persson,
Cohen, Mooney, Fernandez & Jackson, P.A.
RE: District Roadways**

68

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70

71 Mr. Babbar stated that he received the City’s response to his public records request. It
72 appears that the City does not have a formal checklist outlining its process for inspecting privately
73 constructed roads or releasing the associated bond. The major corrections required of the

74 Developer related to striping, signing and landscaping issues. The City did not require any core
75 samples or certificate from the Developer or the Engineer regarding completion of the project.
76 There were some compaction reports from a separate engineering firm to confirm that
77 compaction was performed correctly. City Attorney Kelly Fernandez advised that the City’s
78 position is that the City does not ensure that infrastructure is constructed in accordance with its
79 standards; the City relies on the Developer’s representations and, in the event of any issues, the
80 CDD’s recourse would be with the Developer or the contractor. The City will not get involved or
81 change its standards; there is no performance requirement to inspect or follow up. Ms.
82 Fernandez stated the Engineer reported that litigation was threatened and, as a result, all future
83 correspondence from the CDD should be directed to the City Attorney.

84 Mr. Blaser voiced his belief that the City Attorney understands that the CDD is not
85 contemplating suing the City; rather, the CDD is looking to the City to apply pressure to the
86 builder and the Developer, both of whom build roads for the City and for other CDDs within the
87 City. Mr. Babbar concurred and stated he made it very clear that the CDD only seeks the City’s
88 assistance; however, the City does not want to be involved.

89 Mr. Blaser asked if the City of Venice or other cities have sued Developers for failure to
90 meet road construction standards. Mr. Babbar stated that question was not asked; however,
91 when asked if the City is aware of any similar situations in the City of Venice, Ms. Fernandez
92 stated there were none.

93 Discussion ensued regarding documentation provided by the City, correspondence with
94 the Developer, and whether the CDD should send a letter to the builder and the Developer
95 regarding this matter.

96 Mr. Babbar will provide a draft letter to be revised and sent by District Management.

97 The Sixth and Seventh Orders of Business will be removed from the agenda and be
98 replaced with a Continued Discussion item.

99

100 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: AREHNA |
Engineering, Inc. Report of Geotechnical
Exploration [Toscana Isles Pavement
Investigation]**

101

102

103

104

105 This item was discussed during the Sixth Order of Business and will be removed from
106 future agendas.

107

108 **EIGHTH ORDER OF BUSINESS**

Continued Discussion: Damaged Wall

109

110 Ms. Sanchez recalled previous discussions about the damaged wall. Per the Board's
111 direction at the last meeting, she contacted the construction company and the dermatology
112 office regarding the repair costs. While the construction company is willing to pay 50% of the
113 cost, the Dermatologist declined to participate in any repair costs.

114 Discussion ensued regarding the Dermatologist's response, the damage to the wall, the
115 HOA's quote for the repairs, the CDD's role in addressing the issue and ownership of the wall, the
116 delay between when the damage occurred and when the CDD was notified, the matter of
117 whether the wall was insured at the time of the damage, disagreements between the HOA and
118 the CDD regarding responsibilities, legal considerations, HOA maintenance of CDD property,
119 ambiguity in the current Agreement between the CDD and the HOA, whether the HOA or the
120 CDD should manage the repairs, and lack of funds budgeted by both entities,

121 Mr. Blaser suggested an agenda item be added for Board discussion of the CDD taking
122 over maintenance of all CDD properties due to ambiguity in the Maintenance Agreement,
123 including continuing all current HOA contracts.

124 Discussion ensued regarding the difference between maintenance and repair, the HOA's
125 assertion that it should not have to maintain roads built incorrectly while controlled by the CDD
126 and eliminating the adversarial nature of the Agreement.

127 The discussion will be added to the next agenda.

128 The consensus was that the CDD will not remain involved with the matter of the damaged
129 wall. All information gathered thus far will be forwarded to the HOA.

130

131 **NINTH ORDER OF BUSINESS**

**Update: Correspondence from D.R. Horton
Regarding Construction Defects**

132

133

134 Mr. Blaser noted that the agenda item title should be updated to state "Damage" rather
135 than "Defects".

136 Discussion ensued regarding correspondence from D.R. Horton; a very large email file that
137 Ms. Sanchez submitted to D.R. Horton which included photographs and addresses; damage
138 observed and whether the extent of the damage indicates a construction defect; damage caused
139 by construction vehicles; and documenting the damage to the curbing.

140 Mr. Babbar will follow up with D.R. Horton.

141 This item was deferred and will remain on a future agenda.

142

143 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

144

145

146 Mr. Blaser stated that sovereign immunity limits have nearly doubled, so it is likely that
147 insurance premiums will also rise. Mr. Babbar stated the bill also reduced the Statute of
148 Limitations from four years to two years, which will also impact premiums.

149 Discussion ensued regarding property insurance coverage and premiums.

150 **On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the**
151 **Unaudited Financial Statements as of February 28, 2026, were accepted.**

152

153

154 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

155

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

157 Mr. Babbar reported that the HOA recorded the Deed for Tracts 700 and 701. He
158 discussed bills being considered during the Legislative session related to recall elections in certain
159 special districts.

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

161 Ms. Sanchez stated Ms. Claybrooke confirmed that a Traffic Study is not needed in
162 conjunction with the HOA's request to install additional stop signs; it is up to the CDD to decide
163 if the signs should be installed. With regard to the FDOT reflectors, Ms. Claybrooke indicated that,
164 although the reflectors she recommended are designated for nighttime, she still recommends
165 them for use during daytime.

166 Mr. Blaser asked if a ruling or recommendation was issued regarding the HOA's current
167 reflectors on the islands. Ms. Sanchez stated none was issued. Mr. Blaser asked for a picture of

168 the reflectors to be sent to the District Engineer so a determination can be made as to their legal
 169 sufficiency. Mr. Blaser stated he will take the picture so that a determination can be made by the
 170 District Engineer and the matter with the HOA can be settled.

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

172 Ms. Sanchez stated she made numerous attempts to confirm pricing for Tracts 14 and 17.
 173 Despite several attempts to call and submitting the information electronically, she has not heard
 174 back from Realtor Ashley Bloom. She will continue following up frequently.

175 Mr. Blaser motioned to approve installation of the stop signs requested by the HOA. It
 176 was noted that the HOA would pay for the stop signs and that the signs must be comparable to
 177 existing signs.

178 **On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the**
 179 **HOA's request to install additional stop signs in designated areas, subject to**
 180 **comparability to existing signs, at the HOA's expense, was approved.**

- 181
- 182 • **NEXT MEETING DATE: May 6, 2026 at 10:00 AM**
 - 183 ○ **QUORUM CHECK**
 - 184 • **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 -**
 185 **September 30, 2026 (for informational purposes)**

186

187 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

188

189 There were no Board Members' comments or requests.

190

191 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

192

193 Resident Carlo Quintiliani provided additional information, including the names and
 194 telephone numbers of the law firms associated with a previously discussed agenda item related
 195 to the purchase of Tracts 14 and 17.

196 Mr. Munzing pointed out that, in an engineering drawing, Item 9.1 shows that the curbing
 197 pads would have had a concrete pad underneath them. He read, "All concrete pads shall meet
 198 the same structural and compaction standard as the roads. These pads will extend at least 12"
 199 beyond the curb."

200 Discussion ensued regarding the drawing and discussions with the Developer.
201 Speaking on behalf of the HOA, resident and Master HOA Board Member Diane Jochum
202 voiced her opinion that a discussion is needed regarding maintenance and repairs on CDD
203 property. She believes the wording is lacking, and that the wall repair should be considered a
204 repair for damages, rather than routine maintenance. She does not believe the wall was
205 constructed incorrectly and stated that the HOA did not insure it because the HOA does not own
206 it. She voiced her agreement about sending a letter to Mr. Peshkin.

207 Mr. Blaser asked if the HOA repaired other CDD properties in the past. Ms. Jochum replied
208 affirmatively and stated that the gates were repaired out of necessity.

209 Discussion ensued regarding setting a precedent, previous repairs, and financial
210 considerations related to litigation.

211 Ms. Jochum expressed support for the discussion of whether the CDD should take over
212 maintenance of CDD property.

213 Mr. Blaser thanked Ms. Jochum and other attendees for participating in the meeting.

214

215 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

216

217 **On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the**
218 **meeting adjourned at 11:11 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

224
225
226
227
228

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8



February 20, 2026

VIA E-MAIL ONLY – vbabbar@srvlegal.com

Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

RE: Toscana Isles Community

Dear Mr. Babbar:

Your correspondence dated February 4, 2026, regarding the above-referenced community has been forwarded to me for investigation and response. With respect to this claim, please note I represent D.R. Horton, Inc. and its subsidiaries (collectively, “D.R. Horton”). Accordingly, please direct all future communication, written or otherwise, regarding this claim to my attention.

I have carefully reviewed the Toscana Isles Community Development District’s (the “District”) allegations regarding the Toscana Isles Community (the “Community”) and discussed the same with the Southwest Florida Division. When D.R. Horton’s representative walked the Community with the District’s representative in July 2025, the majority of the inspection focused on areas of the Community where D.R. Horton’s construction activities had concluded years before.¹ Additionally, there was evidence of homeowner maintenance and improvements that likely caused curb and/or sidewalk damage.

As for the areas of the Community that were recently completed, D.R. Horton has already determined which areas of curbing and sidewalk needed repair and made such repairs. These repairs met both Florida Department of Transportation and the City of Venice’s standards. Critically, D.R. Horton had several bonds with the City of Venice that specifically related to flatwork in the Community, and each of these bonds was released after the City’s inspection and approval of D.R. Horton’s work. In light of this, D.R. Horton does not intend to make any additional repairs to the curbing and/or sidewalk or otherwise provide compensation to the District for the alleged damaged curbing and/or sidewalk.

If the District has specific areas of alleged damage in the Community that it would like D.R. Horton to address, D.R. Horton is willing to consider your request upon receipt of current photographs of the areas of alleged damage and the specific location (lot number, address, etc.) of such alleged damage.

¹ This is consistent with the photographs of cracked curbing that you provided with your February 4 letter, which are all dated November 2020.

D.R. HORTON • EXPRESS • EMERALD • FREEDOM

1341 Horton Circle, Arlington, Texas 76011
(817) 390-8200
www.drhorton.com

February 20, 2026

Page 2

Do not hesitate to contact me if you would like to further discuss this matter.

Sincerely,

Hailey Oestreich

Hailey Oestreich
Risk Management & Legal Counsel
Email: HOestreich@drhorton.com

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 221,261	\$ -	\$ -	\$ 221,261
Investments				
Reserve	-	710,363	801,432	1,511,795
Prepayment	-	31,273	26,965	58,238
Revenue	-	1,170,802	1,335,164	2,505,966
Due from general fund	-	10,971	15,178	26,149
Total assets	<u>\$ 221,261</u>	<u>\$ 1,923,409</u>	<u>\$ 2,178,739</u>	<u>\$ 4,323,409</u>
LIABILITIES				
Liabilities:				
Due to debt service fund 2014	\$ 10,971	\$ -	\$ -	\$ 10,971
Due to debt service fund 2018	15,178	-	-	15,178
Taxes payable	275	-	-	275
Total liabilities	<u>26,424</u>	<u>-</u>	<u>-</u>	<u>26,424</u>
FUND BALANCES				
Committed				
Restricted for:				
Debt service	-	1,923,409	2,178,739	4,102,148
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	149,892	-	-	149,892
Total fund balances	<u>194,837</u>	<u>1,923,409</u>	<u>2,178,739</u>	<u>4,296,985</u>
Total liabilities, deferred inflows of resources				
Total liabilities and fund balances	<u>\$ 221,261</u>	<u>\$ 1,923,409</u>	<u>\$ 2,178,739</u>	<u>\$ 4,323,409</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,990	\$ 132,897	\$ 140,076	95%
Interest and miscellaneous	2	47	-	N/A
Total revenues	<u>1,992</u>	<u>132,944</u>	<u>140,076</u>	95%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	1,000	3,600	12,000	30%
FICA	77	275	918	30%
Management/accounting/recording	3,643	21,861	43,721	50%
Debt service fund accounting	644	3,863	7,725	50%
Legal	-	2,450	36,000	7%
Engineering	275	425	5,000	9%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,000	2,000	50%
Trustee	-	10,402	11,236	93%
Telephone	17	100	200	50%
Postage	-	26	500	5%
Printing & binding	42	250	500	50%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	7,606	10,500	72%
Property insurance	-	9,467	8,500	111%
Contingencies/bank charges	120	711	1,500	47%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,985</u>	<u>62,211</u>	<u>147,990</u>	42%
Other fees & charges				
Tax collector	30	1,811	2,189	83%
Total other fees & charges	<u>30</u>	<u>1,811</u>	<u>2,189</u>	83%
Total expenditures	<u>6,015</u>	<u>64,022</u>	<u>150,179</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	(4,023)	68,922	(10,103)	
Fund balances - beginning	198,860	125,915	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	149,892	149,892	35,066	
Fund balances - ending	<u>\$ 194,837</u>	<u>\$ 194,837</u>	<u>\$ 80,011</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,138	\$ 743,786	\$ 783,962	95%
Assessment prepayments	-	14,091	-	N/A
Interest	3,002	23,597	-	N/A
Total revenues	<u>14,140</u>	<u>781,474</u>	<u>783,962</u>	100%
EXPENDITURES				
Principal	-	225,000	225,000	100%
Interest	-	263,981	521,494	51%
Tax collector	167	9,910	12,249	81%
Total expenditures	<u>167</u>	<u>498,891</u>	<u>758,743</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	13,973	282,583	25,219	
Fund balances - beginning	<u>1,909,436</u>	<u>1,640,826</u>	<u>1,596,293</u>	
Fund balances - ending	<u>\$ 1,923,409</u>	<u>\$ 1,923,409</u>	<u>\$ 1,621,512</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 15,409	\$ 1,029,063	\$ 1,086,623	95%
Interest	3,171	26,301	-	N/A
Total revenues	<u>18,580</u>	<u>1,055,364</u>	<u>1,086,623</u>	97%
EXPENDITURES				
Principal	-	290,000	290,000	100%
Interest	-	388,222	769,194	50%
Tax collector	231	13,711	16,978	81%
Total expenditures	<u>231</u>	<u>691,933</u>	<u>1,076,172</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	18,349	363,431	10,451	
Fund balances - beginning	2,160,390	1,815,308	1,732,657	
Fund balances - ending	<u>\$ 2,178,739</u>	<u>\$ 2,178,739</u>	<u>\$ 1,743,108</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
P.O. Box 810036
Boca Raton, Florida 33481

Subject: Registered Electors

Dear Daphne:

Listed below is the total number of registered electors for the Toscana Isles Community Development District as of April 15, 2026.

Voters: 1415

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County

RT/jmp

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025	Regular Meeting	10:00 AM
November 5, 2025 CANCELED NO QUORUM	Regular Meeting	10:00 AM
December 3, 2025	Regular Meeting	10:00 AM
January 7, 2026	Regular Meeting	10:00 AM
February 4, 2026	Regular Meeting	10:00 AM
March 4, 2026	Regular Meeting	10:00 AM
April 1, 2026	Regular Meeting	10:00 AM
May 6, 2026	Regular Meeting	10:00 AM
June 3, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM
July 1, 2026	Regular Meeting	10:00 AM
August 5, 2026	Regular Meeting	10:00 AM
September 2, 2026	Regular Meeting	10:00 AM

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No