

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 145,912				\$ 145,912
Allowable discounts (4%)	(5,836)				(5,836)
Assessment levy: on-roll - net	140,076	\$ 134,272	\$ 5,804	\$ 140,076	140,076
Interest and miscellaneous	-	25	-	25	-
Total revenues	140,076	134,297	5,804	140,101	140,076
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	3,600	8,400	12,000	12,000
FICA	918	275	643	918	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,863	3,862	7,725	7,725
Legal	36,000	2,663	33,337	36,000	36,000
Engineering	5,000	1,045	3,955	5,000	5,000
Geotechnical engineering	10,000	-	9,800	9,800	-
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	500	-	500	500	1,000
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	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,900	8,931	-	8,931	10,500
Property insurance	-	-	-	-	8,500
Contingencies/bank charges	1,000	308	1,192	1,500	1,500
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,189	2,009	180	2,189	2,189
Total expenditures	150,079	57,222	92,188	149,410	150,179
Net increase/(decrease) of fund balance	(10,003)	77,075	(86,384)	(9,309)	(10,103)
Fund balance - beginning (unaudited)	76,953	99,423	176,498	99,423	90,114
Fund balance - ending (projected)					
Assigned					
3 months working capital	44,945	44,945	44,945	44,945	45,420
Unassigned	22,005	131,553	45,169	45,169	34,591
Fund balance - ending (projected)	\$ 66,950	\$ 176,498	\$ 90,114	\$ 90,114	\$ 80,011

**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	
FICA	918
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (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	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the	
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	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	10,500
The District will obtain public officials and general liability insurance. All vertical assets	
Property insurance	8,500
Contingencies/bank charges	1,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during	
Website	705
Website ADA compliance	210
Tax collector	2,189
Total expenditures	<u><u>\$ 150,179</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 816,627
Allowable discounts (4%)	(32,731)				(32,665)
Assessment levy: on-roll - net	785,537	\$ 751,489	\$ 34,048	\$ 785,537	783,962
Interest	-	29,102	-	29,102	-
Total revenues	785,537	780,591	34,048	814,639	783,962
EXPENDITURES					
Debt service					
Principal	215,000	215,000	-	215,000	225,000
Interest	534,144	270,163	263,981	534,144	521,494
Total debt service	749,144	485,163	263,981	749,144	746,494
Other fees and charges					
Tax collector	12,274	11,246	1,028	12,274	12,249
Total other fees and charges	12,274	11,246	1,028	12,274	12,249
Total expenditures	761,418	496,409	265,009	761,418	758,743
Net change in fund balances	24,119	284,182	(230,961)	53,221	25,219
Fund balance:					
Beginning fund balance (unaudited)	1,477,160	1,543,072	1,827,254	1,543,072	1,596,293
Ending fund balance (projected)	<u>\$1,501,279</u>	<u>\$1,827,254</u>	<u>\$1,596,293</u>	<u>\$ 1,596,293</u>	<u>1,621,512</u>
Use of fund balance					
Debt service reserve account balance (required)					(710,363)
Principal expense - November 1, 2026					(240,000)
Interest expense - November 1, 2026					(257,513)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 413,636</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,505,000.00		\$6,354,293.75	\$14,859,293.75

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
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	\$ 1,041,613	\$ 45,010	\$ 1,086,623	1,086,623
Interest	-	32,643	-	32,643	-
Total revenues	1,086,623	1,074,256	45,010	1,119,266	1,086,623
EXPENDITURES					
Debt service					
Principal	275,000	275,000	-	275,000	290,000
Interest	783,319	395,097	388,222	783,319	769,194
Total debt service	1,058,319	670,097	388,222	1,058,319	1,059,194
Other fees and charges					
Tax collector	16,978	15,588	1,390	16,978	16,978
Total other fees and charges	16,978	15,588	1,390	16,978	16,978
Total expenditures	1,075,297	685,685	389,612	1,075,297	1,076,172
Net change in fund balances	11,326	388,571	(344,602)	43,969	10,451
Fund balance:					
Beginning fund balance (unaudited)	1,629,258	1,688,688	2,077,259	1,688,688	1,732,657
Ending fund balance (projected)	<u>\$1,640,584</u>	<u>\$2,077,259</u>	<u>\$1,732,657</u>	<u>\$ 1,732,657</u>	<u>1,743,108</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2026					(305,000)
Interest expense - November 1, 2026					(380,972)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 255,705</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$14,370,000.00		\$11,899,409.48	\$26,269,409.48

**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 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
68	60' SF	1.20	150.58	1,970.12	2,120.70	2,120.70
91	50' SF	1.00	150.58	1,641.76	1,792.34	1,792.34
5	50' SF Reduced	0.59	150.58	975.05	1,125.63	1,125.63
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
7	80' SF	1.60	150.58	3,291.06	3,441.64	3,441.64
26	74' SF	1.48	150.58	3,044.23	3,194.81	3,194.81
52	60' SF	1.20	150.58	2,468.29	2,618.87	2,618.87
21	60' SF Reduced	1.00	150.58	2,056.91	2,207.49	2,207.49
87	50' SF	1.00	150.58	2,056.91	2,207.49	2,207.49
56	MF	0.70	150.58	1,439.84	1,590.42	1,590.42
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
5	60' SF	1.20	150.58	2,468.70	2,619.28	2,619.28
2	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.83
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
20	74' SF	1.48	150.58	3,044.74	3,195.32	3,195.32
98	60' SF	1.20	150.58	2,468.70	2,619.28	2,619.28
188	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.83
180	40' SF	0.80	150.58	1,645.80	1,796.38	1,796.38
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
63	50' SF	0.50	150.58	2,057.25	2,207.83	2,207.83
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments