

**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