

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 145,912				\$ 271,901
Allowable discounts (4%)	(5,836)				(10,876)
Assessment levy: on-roll - net	140,076	\$ 132,897	\$ 7,179	\$ 140,076	261,025
Interest and miscellaneous	-	45	-	45	-
Total revenues	140,076	132,942	\$ 7,179	140,121	261,025
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	2,450	10,000	12,450	36,000
Engineering	5,000	425	4,575	5,000	5,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	1,000	-	1,000	1,000	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	26	474	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	10,500	7,606	-	7,606	8,300
Property insurance	8,500	9,467	-	9,467	9,100
Contingencies/bank charges	1,500	591	909	1,500	1,500
Website	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Tax collector	2,189	1,811	378	2,189	4,079
Total professional & administrative	150,179	63,902	60,800	124,702	155,404
<b>Field operations</b>					
Field operations accounting	-	-	-	-	1,000
Field operations management	-	-	-	-	6,000
Lake maintenance and repairs	-	-	-	-	44,620
Entry gates services	-	-	-	-	4,000
Contingencies	-	-	-	-	50,000
Total field operations	-	-	-	-	105,620
Total expenditures	150,179	63,902	60,800	124,702	261,024
Net increase/(decrease) of fund balance	(10,103)	69,040	(53,621)	15,419	1
Fund balance - beginning (unaudited)	90,114	125,915	125,915	125,915	141,334
Fund balance - ending (projected)					
Assigned					
3 months working capital	44,945	44,945	44,945	44,945	71,481
Unassigned	35,066	150,010	27,349	96,389	69,854
Fund balance - ending (projected)	\$ 80,011	\$ 194,955	\$ 72,294	\$ 141,334	\$ 141,335

**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
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the	
Engineering - additional reporting	5,000
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	8,300
The District will obtain public officials and general liability insurance. All vertical assets	
Property insurance	9,100
Contingencies/bank charges	1,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during	
Website	705
Website ADA compliance	145
<b>Field operations</b>	
Field operations accounting	1,000
Field operations management	6,000
Lake maintenance and repairs	44,620
Entry gates services	4,000
Contingencies	50,000
Tax collector	4,079
Total expenditures	<u><u>\$ 261,024</u></u>

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 816,627				\$ 816,627
Allowable discounts (4%)	(32,665)				(32,665)
Assessment levy: on-roll - net	783,962	\$ 743,786	\$ 40,176	\$ 783,962	783,962
Assessment prepayments	-	14,091	-	14,091	-
Interest	-	23,597	-	23,597	-
Total revenues	783,962	781,474	40,176	821,650	783,962
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	225,000	225,000	-	225,000	240,000
Interest	521,494	263,981	257,513	521,494	508,125
Total debt service	746,494	488,981	257,513	746,494	748,125
<b>Other fees and charges</b>					
Tax collector	12,249	9,910	2,339	12,249	12,249
Total other fees and charges	12,249	9,910	2,339	12,249	12,249
Total expenditures	758,743	498,891	259,852	758,743	760,374
Net change in fund balances	25,219	282,583	(219,676)	62,907	23,588
Fund balance:					
Beginning fund balance (unaudited)	1,596,293	1,640,826	1,923,409	1,640,826	1,703,733
Ending fund balance (projected)	<u>\$1,621,512</u>	<u>\$1,923,409</u>	<u>\$1,703,733</u>	<u>\$ 1,703,733</u>	<u>1,727,321</u>
Use of fund balance					
Debt service reserve account balance (required)					(710,363)
Principal expense - November 1, 2027					(255,000)
Interest expense - November 1, 2027					(250,613)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 511,345</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
<b>Total</b>	<b>\$8,505,000.00</b>		<b>\$6,354,293.75</b>	<b>\$14,859,293.75</b>

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

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected Through 9/30/2026		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,029,063	\$ 57,560	\$ 1,086,623	1,086,623
Interest	-	26,301	-	26,301	-
Total revenues	1,086,623	1,055,364	57,560	1,112,924	1,086,623
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	290,000	290,000	-	290,000	305,000
Interest	769,194	388,222	380,972	769,194	754,319
Total debt service	1,059,194	678,222	380,972	1,059,194	1,059,319
<b>Other fees and charges</b>					
Tax collector	16,978	13,711	3,267	16,978	16,978
Total other fees and charges	16,978	13,711	3,267	16,978	16,978
Total expenditures	1,076,172	691,933	384,239	1,076,172	1,076,297
Net change in fund balances	10,451	363,431	(326,679)	36,752	10,326
Fund balance:					
Beginning fund balance (unaudited)	1,732,657	1,815,308	2,178,739	1,815,308	1,852,060
Ending fund balance (projected)	<u>\$1,743,108</u>	<u>\$2,178,739</u>	<u>\$1,852,060</u>	<u>\$ 1,852,060</u>	<u>1,862,386</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2027					(320,000)
Interest expense - November 1, 2027					(373,347)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 367,608</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
<b>Total</b>	<b>\$14,370,000.00</b>		<b>\$11,899,409.48</b>	<b>\$26,269,409.48</b>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE ASSESSMENTS**

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

Number of Units	Unit Description	ERU	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
68	60' SF	1.20	280.60	1,970.12	2,250.72	2,120.70
91	50' SF	1.00	280.60	1,641.76	1,922.36	1,792.34
5	50' SF Reduced	0.59	280.60	975.05	1,255.65	1,125.63
<b>164</b>						

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

Number of Units	Unit Description	ERU	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
7	80' SF	1.60	280.60	3,291.06	3,571.66	3,441.64
26	74' SF	1.48	280.60	3,044.23	3,324.83	3,194.81
52	60' SF	1.20	280.60	2,468.29	2,748.89	2,618.87
21	60' SF Reduced	1.00	280.60	2,056.91	2,337.51	2,207.49
87	50' SF	1.00	280.60	2,056.91	2,337.51	2,207.49
56	MF	0.70	280.60	1,439.84	1,720.44	1,590.42
<b>249</b>						

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

Number of Units	Unit Description	ERU	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
5	60' SF	1.20	280.60	2,468.70	2,749.30	2,619.28
2	50' SF	1.00	280.60	2,057.25	2,337.85	2,207.83
<b>7</b>						

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

Number of Units	Unit Description	ERU	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
20	74' SF	1.48	280.60	3,044.74	3,325.34	3,195.32
98	60' SF	1.20	280.60	2,468.70	2,749.30	2,619.28
188	50' SF	1.00	280.60	2,057.25	2,337.85	2,207.83
180	40' SF	0.80	280.60	1,645.80	1,926.40	1,796.38
<b>486</b>						

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

Number of Units	Unit Description	ERU	FY 2027 O&M Assessment	FY 2027 DS Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment
63	50' SF	0.50	280.60	2,057.25	2,337.85	2,207.83
<b>63</b>						

\* Subject to Series 2014 Bond Assessments

\*\* Subject to Series 2018 Bond Assessments