

# **TOSCANA ISLES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**September 22, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**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**

September 15, 2021

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 September 22, 2021, at 12:00 p.m, at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida, 34233. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[1 hour]**
3. Public Comments **[10 minutes]**

**CONSENT AGENDA ITEMS [5 minutes]**

4. Discussion: Requisition(s)
  - A. No. 333, AM Engineering, LLC [\$4,238.75]
  - B. No. 334, Guy’s Hauling & Dumpster Service, Inc. [\$95.00]
  - C. No. 335, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$185.00]
  - D. No. 336, Pennuto Underground Cable and Conduit, Inc. [\$5,641.00]
  - E. No. 337, Precision Gate & Security, Inc. [\$3,475.00]
  - F. No. 338, Prestige Sod Service, Inc. [\$21,508.00]
  - G. No. 339, LALP Development, LLC [\$298.56]
  - H. No. 340, Guy’s Hauling & Dumpster, Inc. [\$516.79]
  - I. No. 341, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$490.00]
  - J. No. 342, Moore’s Grading, Inc. [\$5,500.00]
5. Acceptance of Unaudited Financial Statements as of August 31, 2021
6. Approval of August 9, 2021 Regular Meeting Minutes

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

**NOTE: MEETING LOCATION**

BUSINESS ITEMS

7. Discussion/Ranking of Responses to Request for Proposals to Apply Second Lift of Asphalt **[20 minutes]**
  - A. Proof/Affidavit of Publication
  - B. RFP Package (*upon request*)
  - C. Respondents (*to be provided under separate cover*)
  - D. Ranking
  
8. Consideration of Fourth Amendment to the Maintenance Agreement with Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc. **[5 minutes]**
  
9. STAFF REPORTS **[5 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 27, 2021 at 10:00 A.M., Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238
      - QUORUM CHECK

Daniel Peshkin	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jeffrey Sweater	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Alex Hays	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael LaBoe	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Brian Watson	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests **[5 minutes]**
11. Public Comments **[10 minutes]**
12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,

*Cindy Carbone*  
 Cindy Carbone  
 District Manager

**FOR BOARD MEMBERS, STAFF AND MEMBERS OF THE**  
**PUBLIC TO ATTEND BY TELEPHONE:**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 801 901 3513**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**

RETURN CHECK TO LALP DEVELOPMENT, LLC

6561 Palmer Park Circle, Suite B

Sarasota, FL 34238

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 333

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 333
- (B) Name of Payee: AM Engineering, LLC
- (C) Amount Payable: **\$4,238.75**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

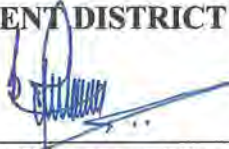
**Invoice 52631 – Progress Billing through 07/23/21 - \$3,640.00**  
**Invoice 52633 – Review CDD Invoices - \$ 598.75**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Brian E. Watson as Vice-Chair  
Date: 8-4-21

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

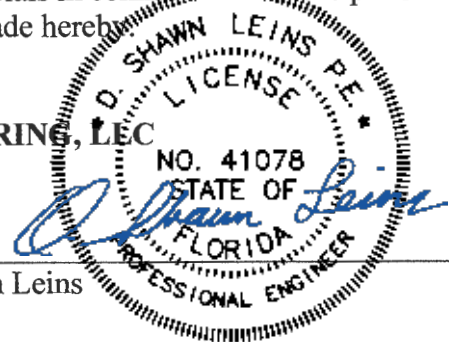
The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereb

AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins



As District Engineer and Consulting Engineer to the District

Date: 08/24/2021



8340 CONSUMER COURT  
 SARASOTA, FL 34240  
 (941) 377-9178

Invoice Date 7/29/2021

Invoice Number 52631

Net 15 days

Invoice submitted to:  
 \_\_\_\_\_  
**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**  
 6561 PALMER PARK CIRCLE  
 SUITE B  
 SARASOTA, FL 34238

Job Number: **VANG0015B-CDD**  
 In Reference To: **TOSCANA ISLES**

	<u>Qty/Price</u>	<u>Amount</u>
Total charges covered by contract fee		<u>\$3,600.00</u>
For professional services rendered		\$3,600.00
Reimbursable Charges :		
COURIER/DELIVERY	1 \$40.00	40.00
Total charges in addition to contract		<u>\$40.00</u>
Total reimburseables		\$40.00
 Total amount of this bill		 <u><u>\$3,640.00</u></u>

8/2/2021

For Professional services rendered through  
 Thank you for your business!





8340 CONSUMER COURT  
SARASOTA, FL 34240  
(941) 377-9178

Invoice Date 7/29/2021

Invoice Number 52633

Net 15 days

Invoice submitted to:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
C/O CRAIG WRATHELL  
WRATHELL, HUNT & ASSOCIATES, LLC  
2300 GLADES ROAD, SUITE 410W  
BOCA RATON, FL 33431

Job Number: VANG0015CDD  
In Reference To: UPDATE CDD AT TOSCANA ISLES

Professional Services

ADMINISTRATIVE ASSISTANT

PRINCIPAL ENGINEER

For professional services rendered

REVIEW REQUISITIONS -318-332 - \$598.75

<u>Hrs/Rate</u>	<u>Amount</u>
1.75	148.75
85.00/hr	
3.00	450.00
150.00/hr	
	<u>\$598.75</u>

For Professional services rendered through  
Thank you for your business!



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018  
2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 334**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **334**
- (B) Name of Payee: **Guy's Hauling & Dumpster Service, Inc.**
- (C) Amount Payable: **\$95.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

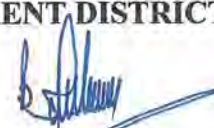
**Invoice #1905 2021 0717 Portable Toilet for Construction \$ 95.00**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian F. Watson as Vice-Chair  
Date: 8-4-21

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

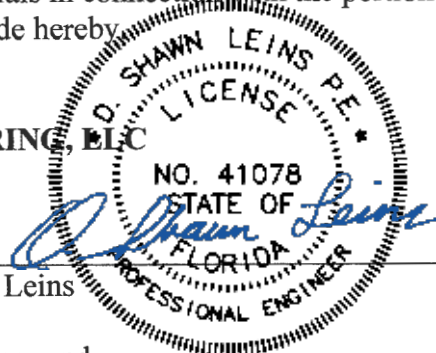
AM ENGINEERING, ELC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and Consulting Engineer to the District

Date: 08/24/2021



# Guy's Hauling and Dumpster Service Inc

# Invoice



**DBA Jenni and Guy's**  
**3101 21st St Ct E**  
**Palmetto, FL 34221**  
**941-355-6061**

**jenniandguysportabletoilets@gmail.com**

Date	Invoice #
7/18/2021	1905

Bill To
Toscana Isles Community Development Distr 100 Maraviya Boulevard Nokomis, Florida 34275 941-724-0605 ahays@vanguardland.com

P.O. No.	Terms	Due Date
100 Toscavilla Blvd	Net 30	8/17/2021

Quantity	Description	Rate	Amount
	portable toilet monthly rental with x1 per week service	95.00	95.00

*[Handwritten Signature]*  
 7/19/2021

Thank you for your business.

Phone #	Fax #	E-mail
941-355-6061	941-359-8503	jenniandguysportabletoilets@gmail.com

**Total**

\$95.00



**CONTRACTOR'S**  
**AFFIDAVIT & PARTIAL RELEASE OF LIEN**

STATE OF FLORIDA

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Dana Falletta ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of Guy's Hauling & Dumpster Service, Inc. a Florida corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of \$95.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 07/01/2021 to Sub-Contractor, General Contractor and Owner.

**Toscana Isles-Invoice #1905**

4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

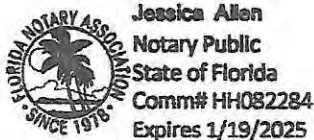
SIGNED, SEALED and DELIVERED this 5<sup>th</sup> day of August, 2021

D Falletta

Print Name: Dana Falletta

SWORN TO AND SUBSCRIBED before me this 5<sup>th</sup> day of August, 2021 by Dana Falletta, who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Jessica Allen  
Signature of Notary Public

Jessica Allen  
Print Name of Notary Public

I am a Notary Public of the State of FL

and my commission expires on 1/19/2025

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4C**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 335**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **335**
- (B) Name of Payee: **Nostalgic Lampposts & Mailboxes Plus, Inc.**
- (C) Amount Payable: **\$185.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

**Invoice #8949 – Install New Sign**


**\$ 185.00**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian F. Watson as Vice-Chair

Date: 8-4-21



**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby

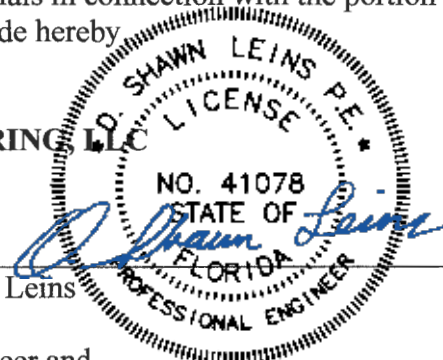
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and Consulting Engineer to the District

Date: 08/24/2021





**NOSTALGIC LAMPPOSTS  
& MAILBOXES PLUS**

P.O. Box 7202  
North Port, FL 34290  
941-223-1677  
nlp1677@yahoo.com

**Invoice**

**BILL TO**

Tucana Isles Community  
Development District  
6561 Palmer Park Circle  
Suite B  
Sarasota, FL 34238

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8949	07/19/2021	\$185.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Install new sign on 4x4 posts			185.00
Sign in storage area, retrieve sign and hang back on posts			
Additional support made with 2x4 braces for back of sign			
Labor, hardware, materials			

BALANCE DUE

**\$185.00**

  
7/27/2024

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Charlotte

Before me, the undersigned authority, personally appeared \_\_\_\_\_ ("Affiant"), after being first duly sworn, deposes and says of his or her personal knowledge the following:

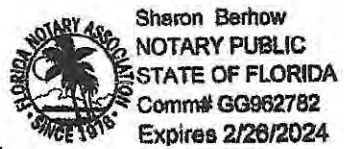
1. He or she is the Secretary (title), of Nostalgic Lampposts & Mailboxes Plus, Inc., a Florida corporation, which does business in the State of Florida, hereinafter referred to as the "Contractor".
2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at 899 Knights Trail Rd., Venice, FL 34275 known as Toscana Isles.
3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$185.00.
4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.
5. In consideration of final payment to Contractor in the amount of \$185.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.
6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.
7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

Signed, sealed, and delivered this 9 day of August, 2021

X [Signature]

Print Name: Deanna Burkhardt

SWORN TO AND SUBSCRIBED before me this 9<sup>th</sup> day of August, 2021 by Deanna Burkhardt, who is personally known to me or who has produced FL ID as identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

[Signature]  
Signature of Notary Public  
Sharon Berhow  
Print Name of Notary Public

I am a Notary Public of the State of FL  
and my commission expires on 2/26/2024.

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4D**



**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 336**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **336**
- (B) Name of Payee: **Pennuto Underground Cable and Conduit, Inc.**
- (C) Amount Payable: **\$5,641.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

**Invoice 20-4579 dated 07/23/2021 – 599' Directional Bore & Hand Hole**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian E. Watson as Vice-Chair

Date: 8-4-21

## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

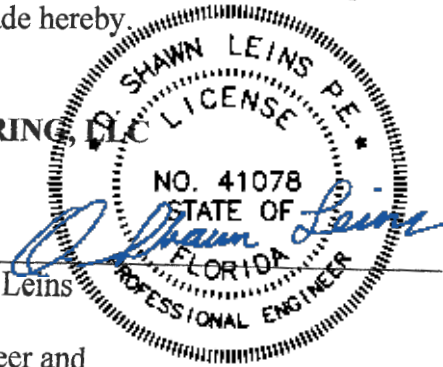
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 08/24/2021



Pennuto Underground Cable and Conduit, Inc.

317 Tatum Road  
Sarasota, FL 34240

# Invoice

Date	Invoice #
7/23/2021	20-4579


Bill To
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Jobsite
TOSCANA LAUREL, FL

P.O. No.	Terms

Quantity	Description	Location	Rate	Amount
599	2" DIRECTIONAL BORE		9.00	5,391.00
5	FPL HAND HOLE		50.00	250.00

			<b>Total</b>	\$5,641.00
--	--	--	--------------	------------

  
7/27/2021



**CONTRACTOR'S  
AFFIDAVIT & PARTIAL RELEASE OF LIEN**

STATE OF FLORIDA  
COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared William Pennuto ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of **Pennuto Underground Cable and Conduit, Inc.** a Florida corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$5,641.00** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **07/23/2021** to Sub-Contractor, General Contractor and Owner.

**Toscana Isles**

Street Address: **899 Knights Trail Road, Venice, Florida 34275**

4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

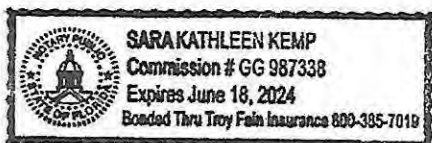
SIGNED, SEALED and DELIVERED this 6<sup>th</sup> day of August, 2021

*William Pennuto*  
\_\_\_\_\_

Print Name: William Pennuto

SWORN TO AND SUBSCRIBED before me this 6<sup>th</sup> day of August 2021 by William Pennuto who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



*Sara Kathleen Kemp*  
\_\_\_\_\_  
Signature of Notary Public  
Sara Kathleen Kemp  
\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida  
and my commission expires on June 18, 2024

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4E**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 337**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 337
- (B) Name of Payee: Precision Gate & Security, Inc.
- (C) Amount Payable: **\$3,475.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

**Invoice #1259-F 2021 0621 Balance on Gate Fence**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:  \_\_\_\_\_

Brian F. Watson as Vice-Chair

Date: 8-4-21 \_\_\_\_\_



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby

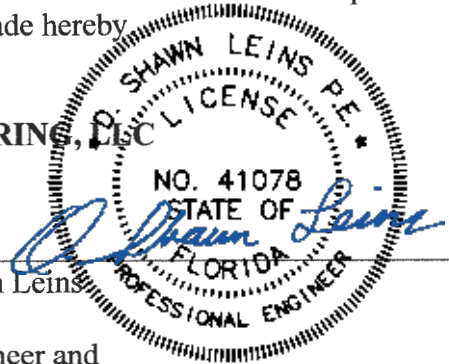
AM ENGINEERING, INC.

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 08/24/2021





Precision Gate & Security, Inc. (Serving Tampa Bay and SW FL).  
 813-404-6278/941-623-4996  
 350 W. Venice. Ave. #153  
 Venice, Florida  
 34285  
 United States

Billed To  
 Toscana Isles Community  
 Development District  
 Knights Trail Rd  
 Nokomis, Florida  
 34275  
 United States

Date of Issue  
 06/21/2021  
  
 Due Date  
 07/21/2021

Invoice Number  
 0001259-F

Amount Due (USD)  
**\$3,475.00**

Description	Rate	Qty	Line Total
<b>Fencing</b> * Custom fabricate aluminum. * (2) Fence panels fabricated to match main entrance. * (1) 91.5" x 6' panel. * (1) 36" x 6' panel. * Wall mount brackets. * Black powder coat.	\$0.00	1	\$0.00
<b>Walk Gate</b> * Custom fabricate aluminum. * (1) 4' x 6' walk gate with 2" x 2" mounting posts. * (1) 5' x 6' walk gate with (2) Fence panels. * (2) 4" x 4" gate posts * Both gates to have self closing hinges, rear gate has standard gravity latch.	\$0.00	1	\$0.00
<b>Gate Access</b> * (1) Ak-11 keypad mounted to gate post. * (1) 300lb maglock with grab handles & power supply. * (1) Push to exit button, mounted to inground gooseneck stand. * Includes all low voltage wiring and pvc conduits.	\$0.00	1	\$0.00
<b>Installed</b> * All material will be custom built to match main entry fencing/gates. * 4-6 week lead time.	\$6,950.00	1	\$6,950.00
<b>Subtotal</b>			<b>6,950.00</b>

Tax	0.00
Total	6,950.00
Amount Paid	3,475.00
Amount Due (USD)	\$3,475.00



Terms

WORK ORDER AGREEMENT/ TERMS AND CONDITIONS Terms and Conditions: COD W/ 50% down balance due upon completion. BY OTHERS: Permits, engineered drawing, opening drawings, concrete pad mounts. All high voltage wiring by others holding an electrical license. All low voltage wiring and trenching not included unless otherwise stated. Purchaser agrees that contracted material provided by Precision Gate & Security, Inc., shall remain in the sellers possession until paid in full. In the event purchaser breaches or defaults contract with Precision Gate & Security, Inc., a 50% restocking fee will be applied. Under the terms and provisions of the agreement, the purchaser shall be responsible for the cost of collection, including reasonable attorneys fees. There shall be a 10% service charge per month for all payments due and owing. Any product that Precision Gate & Security, Inc., work on outside of one year parts and labor warranty is billable. Any part that is replaced outside of warranty carries one year warranty only on part replaced, unit is not covered as a whole therefore any parts replaced are billable along with standard labor and trip charges.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_



CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Sarasota

Before me, the undersigned authority, personally appeared Carlynn Sparks ("Affiant"), after being first duly sworn, deposes and says of his or her personal knowledge the following:

1. He or she is the OWNER (title), of Precision Gate & Security, Inc., a Florida corporation, which does business in the State of Florida, hereinafter referred to as the "Contractor".
2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at 899 Knights Trail Rd., Venice, FL 34275 known as Toscana Isles.
3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$3,475.00.
4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.
5. In consideration of final payment to Contractor in the amount of \$3,475.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.
6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.
7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

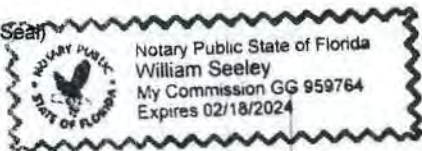
Signed, sealed, and delivered this 3 day of September, 2021

x Carlynn Sparks

Print Name: Carlynn Sparks

SWORN TO AND SUBSCRIBED before me this 3 day of September, 2021 by Carlynn Sparks, who is personally known to me or who has produced Florida ID as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



William Seeley  
Signature of Notary Public

William Seeley  
Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 2/18/24



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4F**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 338**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **338**
- (B) Name of Payee: **Prestige Sod Service, Inc.**
- (C) Amount Payable: **\$21,508.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

**Invoice #9251      – Bahia Sod Installed 07/09/21 to 07/21/21**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:  \_\_\_\_\_

Brian F. Watson as Vice-Chair

Date: 8-4-21 \_\_\_\_\_

## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

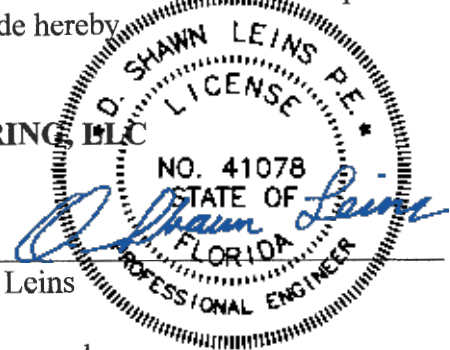
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 08/24/2021



PRESTIGE SOD SERVICE

6720 18TH AVE EAST  
BRADENTON, FL 34208

# Invoice

Date	Invoice #
<del>7-9-21</del> 7-9-21	9251

Bill To
toscana isles community development dist fax 941-346-6115 fax 9413466115, fl

Ship To
toscana isles front of wall per alex

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			7/2/2021			
Quantity	Item Code	Description			Price Each	Amount
9,600	900	INSTALLED BAHIA 07/09/21			0.19	1,824.00
28,800	900	INSTALLED BAHIA 07/10/21			0.19	5,472.00
10,000	900	INSTALLED BAHIA 07/13/21			0.19	1,900.00
6,800	900	INSTALLED BAHIA 07/14/21			0.19	1,292.00
6,800	900	INSTALLED BAHIA 07/15/21			0.19	1,292.00
9,200	900	INSTALLED BAHIA 07/16/21			0.19	1,748.00
14,400	900	INSTALLED BAHIA 07/17/21			0.19	2,736.00
12,800	900	INSTALLED BAHIA 07/18/21			0.19	2,432.00
7,200	900	INSTALLED BAHIA 07/21/21			0.19	1,368.00
7,600	900	INSTALLED bahia 07/22/21			0.19	1,444.00
					<b>Total</b>	\$21,508.00

*[Handwritten Signature]*  
7/27/2021



**CONTRACTOR'S**  
**AFFIDAVIT & PARTIAL RELEASE OF LIEN**

STATE OF FLORIDA  
COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared Roberto Jimenez ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of **Prestige Sod Service, Inc.**, a corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$21,508.00** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **07/21/2021** to Owner on the following real property:

**Toscana Isles CDD**

4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

SIGNED, SEALED and DELIVERED this 8 day of Sept, 2021

Roberto Jimenez  
Print Name: Roberto Jimenez

SWORN TO AND SUBSCRIBED before me this 8 day of Sept 2021 by Roberto Jimenez, who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Kathie Jette  
Signature of Notary Public  
Kathie Jette  
Print Name of Notary Public  
I am a Notary Public of the State of Florida  
and my commission expires on 7-11-2025

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4G**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 339**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

(A) Requisition Number: 339

(B) Name of Payee: LALP Development, LLC

(C) Amount Payable: **\$298.56**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

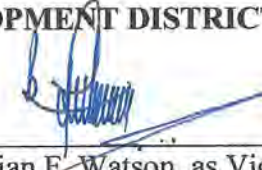
**Please see Attached Spreadsheet and Supporting Details**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian E. Watson, as Vice-Chair

Date: 8-4-21



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

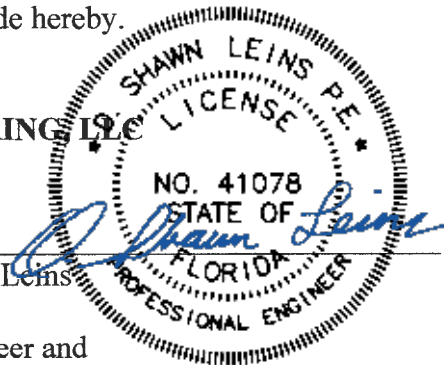
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

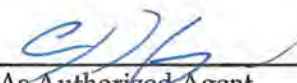
Date: 08/24/2021



### Toscana Isles CDD - Expense Report

Payable to: LALP Development, LLC

Date	Vendor	Description	Amount	Entity	Charge To	Type	Purchaser	Receipt
5/6/2021	FLORIDA BLUEPRINT OF SAR SARA	Prints	9.63	TICDD		Office	DGP	Yes
5/12/2021	CITY OF VENICE TRAKIT VENICE FL	Toscana Phase 6 Utility	288.93	TICDD		Other	SPH	Yes
TOTAL			\$ 298.56					

Approved:   
 As Authorized Agent  
 Date: 7-19-21

	Office	MTG	M & E	Travel	Other	Total
TICDD	\$ 9.63	\$ -	\$ -	\$ -	\$ 288.93	\$ 298.56
					Total	\$ 298.56

CDD - Prints

FLORIDA BLUEPRINT OF S

3927 BEE RIDGE RD

SARASOTA, FL 34233

05/06/2021

16:55:47

MID: XXXXXXXXXXXXX683

TID: XXXXX013

CREDIT CARD

VISA SALE

Card # Token	XXXXXXXXXXXX7338
Chip Card:	CHASE VISA
AID:	A0000000031010
SEQ #:	3
Batch #:	1660
INVOICE	3
Approval Code:	06425G
Entry Method:	(Chip) Read
Mode:	Issuer
Tax Amount:	\$0.00

SALE AMOUNT \$9.63

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if Credit Voucher)

X

ALEXANDER HAYS

MERCHANT COPY

**Kathie Jette** *Paid via phone Approval # 99606 5/12/2021*

**From:** Alexander Hays  
**Sent:** Wednesday, May 12, 2021 10:07 AM  
**To:** Kathie Jette  
**Cc:** Brian Watson  
**Subject:** FW: Toscana Isles Phase 6 (VANG-0015)

Kathie,

Can you call the City of Venice Cashier's office and pay the fee for the Toscana Phase 6 Utility turnover by credit card?

As indicated below, they said to reference permit number ENIT21-00156. The amount should be \$288.93 and this would be a CDD expense.

Thanks,

Alex

**From:** Cordy Crane <CCrane@Venicefl.gov>  
**Sent:** Wednesday, May 12, 2021 10:05 AM  
**To:** Erin Childers <echilders@amengfl.com>; Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>  
**Cc:** Jeff Hackett <JHackett@Venicefl.gov>; Alexander Hays <ahays@vanguardland.com>  
**Subject:** RE: Toscana Isles Phase 6 (VANG-0015)

Erin,

Yes. If they call the Cashier Office or send a check, please have them reference **ENIT21-00156** so that the payment will be applied correctly.

Thank you.

*Cordy Crane*  
Administrative Coordinator  
Engineering Department  
City of Venice  
401 W. Venice Avenue  
Venice, FL 34285  
941-882-7411  
[ccrane@venicefl.gov](mailto:ccrane@venicefl.gov)



**From:** Erin Childers <echilders@amengfl.com>  
**Sent:** Wednesday, May 5, 2021 2:25 PM  
**To:** Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4H**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018  
2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 340**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **340**
- (B) Name of Payee: **Guy's Hauling & Dumpster Service, Inc.**
- (C) Amount Payable: **\$516.79**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

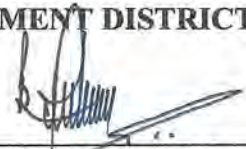
<b>Invoice #82153</b>	<b>2021 0802 Monthly Billing for Dumpster</b>	<b>\$100.00</b>
<b>Invoice #82470</b>	<b>2021 0826 Dumpster with Construction Debris</b>	<b>\$416.79</b>

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian F. Watson as Vice-Chair  
Date: 9-3-21

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

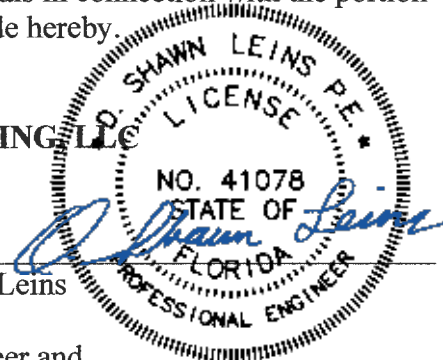
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: \_\_\_\_\_  
D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 09/07/2021



# Guy's Hauling & Dumpster Service, inc.

# Invoice

3101 21st St Ct E  
 Palmetto, FL 34221  
 Office- 941-355-6061 Fax- 941-359-8503

Date	Invoice #
8/2/2021	82153

<b>Bill To</b>
Toscana Isle Community Developement District 100 Tuscavilla Blvd Nokomis Fl. 34275 ahays@vanguardland.com

<b>Due Date</b>
<b>8/17/2021</b>

<b>P.O. # or location</b>	Terms
100 Tusca-villa Blvd	due in 15 days

Description	Qty	Rate	Amount
Monthly Billing due to Inactivity / no dump		100.00	100.00
Sales Tax for Sarasota County		7.00%	0.00

THANK YOU!  
 HAVE A GREAT DAY AND PLEASE CALL AGAIN !!!!

<b>Total</b>	\$100.00
--------------	----------

**Customer agrees to pay all cost incurred while collecting any past due amounts, including any attorney fees. All past due amounts are subject to 1.5% intrest fees per month on unpaid balances. PLEASE FIND US ON FACEBOOK OR GOOGLE AND LEAVE A REVIEW:**

<https://www.facebook.com/GuysHaulingAndDumpster>  
<http://bit.ly/guyshaulingreview>

*[Signature]*  
 8/11/2021



# Guy's Hauling & Dumpster Service, inc.

# Invoice

3101 21st St Ct E  
 Palmetto, FL 34221  
 Office- 941-355-6061 Fax- 941-359-8503

Date	Invoice #
8/26/2021	82470

<b>Bill To</b>
Toscana Isle Community Developement District 100 Tuscavilla Blvd Nokomis Fl. 34275 ahays@vanguardland.com

<b>Due Date</b>
9/10/2021

<b>P.O. # or location</b>
100 Tusca-villa Blvd

<b>Terms</b>
due in 15 days

Description	Qty	Rate	Amount
15 yard dumpster		175.00	175.00
environmental / fuel fee		35.00	35.00
dump fees per ton for C&D / Construction Debris (MIN 1TON)	3.39	61.00	206.79
Sales Tax for Sarasota County		7.00%	0.00

THANK YOU!  
 HAVE A GREAT DAY AND PLEASE CALL AGAIN !!!!

**Total** \$416.79

**Customer agrees to pay all cost incurred while collecting any past due amounts, including any attorney fees. All past due amounts are subject to 1.5% intrest fees per month on unpaid balances. PLEASE FIND US ON FACEBOOK OR GOOGLE AND LEAVE A REVIEW:**

<https://www.facebook.com/GuysHaulingAndDumpster>  
<http://bit.ly/guyshaulingreview>

*[Signature]*  
 8/30/2021

**CONTRACTOR'S  
AFFIDAVIT & PARTIAL RELEASE OF LIEN**

STATE OF FLORIDA

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Dana Falletta ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of **Guy's Hauling & Dumpster Service, Inc.**, a Florida corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$516.79** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **08/26/2021** to Sub-Contractor, General Contractor and Owner.

**Toscana Isles-Invoice #82470**

4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

SIGNED, SEALED and DELIVERED this 9 day of September 2021

D Falletta

Print Name: Dana Falletta

SWORN TO AND SUBSCRIBED before me this 9<sup>th</sup> day of September 2021 by Dana Falletta who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Jessica Allen  
Notary Public  
State of Florida  
Comm# HH082284  
Expires 1/19/2025

Jessica Allen  
Signature of Notary Public

Jessica Allen  
Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 1/19/2025

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**41**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 341**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **341**
- (B) Name of Payee: **Nostalgic Lampposts & Mailboxes Plus, Inc.**
- (C) Amount Payable: **\$490.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

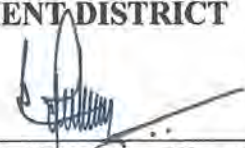
**Invoice #9032 – Post Enhancements for towing & community signage \$ 490.00**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Brian F. Watson as Vice-Chair  
Date: 9-3-21



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

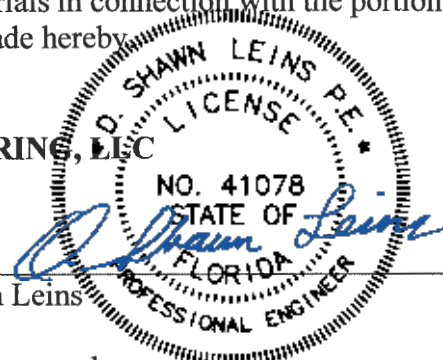
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 09/07/2021





**NOSTALGIC LAMPPOSTS  
& MAILBOXES PLUS**

P.O. Box 7202  
North Port, FL 34290  
941-223-1677  
nlp1677@yahoo.com

**Invoice**

**BILL TO**

Toscana Isles Community  
Development District  
6561 Palmer Park Circle  
Suite B  
Sarasota, FL 34238

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
9032	08/22/2021	\$490.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Post enhancement for towing signage Labor and materials			245.00
Post enhancement for community signage Labor and materials			245.00
<b>BALANCE DUE</b>			<b>\$490.00</b>

  
8/23/2021

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**4J**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT  
REQUISITION NO. 342**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

(A) Requisition Number: **342**

(B) Name of Payee: **Moore's Grading, Inc.**

(C) Amount Payable: **\$5,500.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

**Invoice Bill Date #08122021 – Cleaning up jobsite**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By:  \_\_\_\_\_

Brian F. Watson as Vice-Chair

Date: 9-3-21 \_\_\_\_\_



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
  - i. the fair market value of such improvements and
  - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

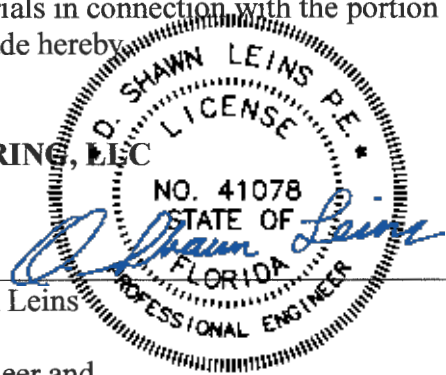
AM ENGINEERING, LLC

By: \_\_\_\_\_

D. Shawn Leins

As District Engineer and  
Consulting Engineer to the District

Date: 09/07/2021



# MOORE'S GRADING, INC.

James Lee Moore  
P.O. Box 1266  
Nokomis, FL 34274

Phone 941 266 7794 (cell)

Toscana Isles Community Development District  
Venice, FL

BILLING DATE : 8/12/2021

INVOICE				
DATE	LOT #	SUBDIVISION	WORK PERFORMED	CHARGES
8/12/2021		Toscana Isles	Cleaning Up Job Site	\$5,500.00

Totals: \$5,500.00  
Please Pay this Amount: \$5,500.00

*James Lee Moore*  
8/23/2021

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2021**



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2021**

	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
<b>ASSETS</b>						
Cash	\$ 20,492	\$ -	\$ -	\$ -	\$ -	\$ 20,492
Investments						
Reserve	-	710,480	856,885	-	-	1,567,365
Interest	-	-	2	-	-	2
Prepayment	-	3,397	17	-	-	3,414
Revenue	-	589,971	79,422	-	-	669,393
Construction	-	-	-	1	1,177,666	1,177,667
Due from general fund	-	3,932	-	-	-	3,932
Due from other	150	-	-	-	-	150
Assessments receivable						
DR Horton	111	2,296	-	-	-	2,407
Various lots	643	9,525	-	-	-	10,168
Total assets	<u>\$ 21,396</u>	<u>\$1,319,601</u>	<u>\$ 936,326</u>	<u>\$ 1</u>	<u>\$ 1,177,666</u>	<u>\$ 3,454,990</u>
<b>LIABILITIES</b>						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 26,112	\$ 26,112
Retainage payable	-	-	-	-	49,709	49,709
Due to Developer	2,500	-	-	-	-	2,500
Due to debt service fund 2014	3,932	-	-	-	-	3,932
Taxes payable	122	-	-	-	-	122
Total liabilities	<u>6,554</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>75,821</u>	<u>82,375</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	754	11,821	-	-	-	12,575
Total deferred inflows of resources	<u>754</u>	<u>11,821</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,575</u>
<b>FUND BALANCES</b>						
Restricted for:						
Debt service	-	1,307,780	936,326	-	-	2,244,106
Capital projects	-	-	-	1	1,101,845	1,101,846
Unassigned	14,088	-	-	-	-	14,088
Total fund balances	<u>14,088</u>	<u>1,307,780</u>	<u>936,326</u>	<u>1</u>	<u>1,101,845</u>	<u>3,360,040</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,396</u>	<u>\$1,319,601</u>	<u>\$ 936,326</u>	<u>\$ 1</u>	<u>\$ 1,177,666</u>	<u>\$ 3,454,990</u>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 193	\$ 38,861	\$ 38,533	101%
Assessment levy: off-roll	10,081	63,744	63,744	100%
Interest and miscellaneous	-	20	-	N/A
Total revenues	<u>10,274</u>	<u>102,625</u>	<u>102,277</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor's fees	400	3,200	-	N/A
FICA	31	245	-	N/A
Management/accounting/recording	3,537	38,911	42,448	92%
Debt service fund accounting	625	6,875	7,500	92%
Legal	3,747	29,907	15,000	199%
Engineering	-	-	1,000	0%
Audit	-	3,900	4,400	89%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,833	2,000	92%
Trustee	-	10,236	10,236	100%
Telephone	17	183	200	92%
Postage	19	129	500	26%
Printing & binding	42	458	500	92%
Legal advertising	-	589	1,200	49%
Annual special district fee	-	175	175	100%
Insurance	-	7,000	7,275	96%
Contingencies/bank charges	300	1,737	500	347%
Website	-	-	705	0%
ADA website compliance	210	210	210	100%
Tax collector	-	580	602	96%
Total expenditures	<u>9,095</u>	<u>106,168</u>	<u>95,201</u>	112%
Excess/(deficiency) of revenues over/(under) expenditures	1,179	(3,543)	7,076	
Fund balances - beginning	12,909	17,631	23,600	
Assigned				
Three months working capital	29,106	29,106	29,106	
Unassigned	(15,018)	(15,018)	1,570	
Fund balances - ending	<u>\$ 14,088</u>	<u>\$ 14,088</u>	<u>\$ 30,676</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 3,929	\$ 791,503	\$ 788,697	100%
Interest	6	71	-	N/A
Total revenues	<u>3,935</u>	<u>791,574</u>	<u>788,697</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	175,000	175,000	100%
Principal prepayment	-	40,000	-	N/A
Interest	-	579,931	581,156	100%
Tax collector	-	11,814	12,323	96%
Total expenditures	<u>-</u>	<u>806,745</u>	<u>768,479</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	3,935	(15,171)	20,218	
Fund balances - beginning	<u>1,303,845</u>	<u>1,322,951</u>	<u>1,276,257</u>	
Fund balances - ending	<u>\$ 1,307,780</u>	<u>\$ 1,307,780</u>	<u>\$ 1,296,475</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 440,915	\$ 1,140,600	39%
Assessment prepayments	-	1,045,119	-	N/A
Lot closing	-	38,196	-	N/A
Interest	33	319	-	N/A
Total revenues	<u>33</u>	<u>1,524,549</u>	<u>1,140,600</u>	134%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	250,000	250,000	100%
Principal prepayment	1,025,000	1,025,000	-	N/A
Interest	13,639	899,707	886,069	102%
Total expenditures	<u>1,038,639</u>	<u>2,174,707</u>	<u>1,136,069</u>	191%
Excess/(deficiency) of revenues over/(under) expenditures	(1,038,606)	(650,158)	4,531	
Fund balances - beginning	1,974,932	1,586,484	1,585,445	
Fund balances - ending	<u>\$ 936,326</u>	<u>\$ 936,326</u>	<u>\$ 1,589,976</u>	



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2014  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	1	1
Fund balances - ending	\$ 1	\$ 1

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 21	\$ 831
Total revenues	21	831
 <b>EXPENDITURES</b>		
Capital outlay	35,442	3,083,601
Total expenditures	35,442	3,083,601
 Excess/(deficiency) of revenues over/(under) expenditures	(35,421)	(3,082,770)
 Fund balances - beginning	1,137,266	4,184,615
Fund balances - ending	\$ 1,101,845	\$ 1,101,845

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**DRAFT**

**MINUTES OF MEETING  
TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on August 9, 2021, at 10:00 a.m., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233.

**Present were:**

Alex Hays	Chair
Brian Watson (via telephone)	Vice Chair
Daniel Peshkin	Assistant Secretary
Jeffrey Sweater	Assistant Secretary
Michael LaBoe	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts	District Counsel
John Peshkin (via telephone)	LALP Development
Off-Duty Police Officer	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Discussion/Consideration: Meeting  
Duration [1 hour]**

Ms. Cerbone stated that the meeting was anticipated to last no more than one hour. The Board agreed that one hour was sufficient time.

**THIRD ORDER OF BUSINESS**

**Public Comments [10 minutes]**

There were no public comments.

**CONSENT AGENDA ITEMS [5 minutes]**



41 Ms. Cerbone presented the following Consent Agenda Items:

42

43 **FOURTH ORDER OF BUSINESS Discussion: Requisition(s)**

44 **A. No. 325, LALP Development, LLC [\$53.47]**

45 **B. No. 326, PRECISION Gate & Security, Inc. [\$3,475.00]**

46 **C. No. 327, Rothco Signs & Design, Inc. [\$2,134.65]**

47 **D. No. 328, Duraserv Corp dba Action Automatic Door and Gate [\$27,750.00]**

48 **E. No. 329, AM Engineering, LLC [\$10,556.04]**

49 **F. No. 330, Nostalgic Lampposts & Mailboxes PLUS, Inc. [\$780.00]**

50 **G. No. 331, Juniper Landscaping of Florida, LLC [\$1,725.00]**

51 **H. No. 332, Guy’s Hauling & Dumpster Service, Inc. [\$372.87]**

52

53 **FIFTH ORDER OF BUSINESS Ratification of Agreement(s)/Proposal(s)**

54

55 **A. Juniper Landscaping of Florida, LLC - #120071 – New Entry Landscape Lighting**  
56 **[\$13,395.00]**

57 **B. Nostalgic Lampposts & Mailboxes PLUS - Estimate #1838, Post Enhancement for**  
58 **Towing and Community Signage [\$490.00]**

59 **C. Universal Engineering Sciences, LLC – UES Opportunity No.: 1130.0721.00057,**  
60 **Installation of Four (4) Piezometers Within Tennis Courts**

61 **D. Steve Breen Enterprises, LLC, Contract, Wood Trellis [\$3,250.00]**

62

63 **SIXTH ORDER OF BUSINESS Acceptance of Unaudited Financial**  
64 **Statements as of July 31, 2021**

65

66 Ms. Cerbone stated that the heading above misstated the date; the date should be “as  
67 of June 30, 2021”, not July 31, 2021.

68

69 **SEVENTH ORDER OF BUSINESS Approval of July 14, 2021 Public Hearing**  
70 **and Regular Meeting Minutes**

71

72 Ms. Cerbone stated that any Board Member could single out an item for further  
73 examination; otherwise, it would be assumed that the items were previously reviewed and  
74 accepted.

75

76 **On MOTION by Mr. Peshkin and seconded by Mr. Hays, with all in favor, the**  
77 **Consent Agenda Items identified in the Fourth, Fifth, Sixth and Seventh Orders**  
78 **of Business, were approved and/or ratified and/or accepted.**

79

80

81 **BUSINESS ITEMS**

82 **EIGHTH ORDER OF BUSINESS**

**Discussion: RFP for Second Lift of Asphalt**  
**[10 minutes]**

83

84

85 Ms. Cerbone stated a second lift of asphalt is necessary in the applicable areas. She  
86 recalled that this item was discussed during previous meetings but in different contexts. She  
87 reviewed the Request for Proposals (RFP) process, including Board authorization for Staff to  
88 work with the Developer and Mr. Hays, drafting and advertising the RFP, the 30-day advertising  
89 window, bid opening, pre-bid meeting, evaluation of respondents and awarding the contract.

90 Regarding the meeting to evaluate and award the contract, Ms. Cerbone stated she  
91 would not recommend any date prior to September 22, 2021, in order to ensure that potential  
92 respondents have sufficient time to submit their bids, as required by the Florida Statutes. She  
93 asked if the Board was amenable to cancelling the September 1, 2021 meeting and scheduling  
94 a later date in September and authorizing CDD Staff to commence the RFP process.

95

96 **On MOTION by Mr. Peshkin and seconded by Mr. Sweater, with all in favor,**  
97 **authorizing Staff to commence the RFP process and rescheduling the**  
98 **September 1, 2021 meeting to a later date in September, was approved.**

99

100

101 **NINTH ORDER OF BUSINESS**

**Update: DR Horton's Conveyance of CDD**  
**Budget Information to Home Buyers [5**  
**minutes]**

102

103

104

105 Ms. Cerbone recalled that, at the last meeting, several residents indicated that DR  
106 Horton did not explain to them that the assessments could vary. She reported the following:

107 ➤ Mr. Sweater offered to contact DR Horton, drafted a memo and copied various people  
108 and Management on an email regarding the assessments and the community.

109 ➤ Ms. Cerbone conferred with DR Horton's Regional Vice President of Sales, Ms. Debra  
110 Thomas, who was not one of the individuals copied on the email.

111 ➤ Ms. Thomas advised that she has been in the industry for 20 years, dealt with CDDs all  
112 over Florida and she is in charge of training the sales staff.

113 ➤ Ms. Thomas ensured that all trainees were kept current on all information and are  
114 instructed to explain to homebuyers that the assessment is comprised of two components, the  
115 debt portion and the operation and maintenance (O&M) portion, Trainees are also instructed  
116 to never tell prospective buyers that CDD assessments never increase and to inform  
117 homebuyers that assessments could vary but that, hopefully, the increases are slight.

118

119 **TENTH ORDER OF BUSINESS**

**STAFF REPORTS [5 minutes]**

120

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

122 Asked about RFP submittals, Ms. Steinerts stated, typically, there is a submittal and  
123 electronic copies attached to it for District Staff's convenience, unless the Board determines  
124 that it should only be electronic. Ms. Cerbone stated she is accustomed to receiving sealed bids  
125 with a thumb drive or disk enclosed inside the envelope. Discussion ensued.

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

127 There was no report.

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

- 129 • **NEXT MEETING DATE: September 1, 2021 at 10:00 a.m., Comfort Suites**  
130 **Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233**

131 ○ **QUORUM CHECK**

132 The Board and Staff discussed other options, in terms of date, time and location.

133 Ms. Cerbone stated, if the next meeting is held on September 22, 2021, it would be  
134 necessary to change the meeting time, as the venue is not available until noon.

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**On MOTION by Mr. Hays and seconded by Mr. Peshkin, with Mr. Hays, Mr. Peshkin, Mr. Sweater and Mr. Watson in favor, and Mr. LaBoe dissenting, cancelling the September 1, 2021 meeting and rescheduling it to September 22, 2021 at 12:00 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233, was approved. (Motion passed 4-1)**

**ELEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests [5 minutes]**

Mr. LaBoe stated he would like to attend the next meeting and asked why it could not be on September 29, 2021. Ms. Sanchez stated the meeting room would not be available on that date.

**TWELFTH ORDER OF BUSINESS**

**Public Comments [10 minutes]**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the meeting adjourned at 10:19 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**7A**

Publication Date  
2021-08-17

Subcategory  
Miscellaneous Notices

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

Placement of Final Lift of Asphalt

Notice is hereby given that the Toscana Isles Community Development District (the District) requests proposals to place a final lift of asphalt on the District roads as set forth in the Construction Agreement and Associated Exhibits and Plans (the Contract Documents).

The Contract Documents are available upon request. Please direct requests for the Contract Documents to Erin Childers at [echilders@amengfl.com](mailto:echilders@amengfl.com) or Shawn Leins, District Engineer at [sleins@amengfl.com](mailto:sleins@amengfl.com) ; (941) 377-9178.

Firms desiring to provide services for this project must submit six (6) copies of the required proposals no later than 9:00 a.m., on September 17, 2021 at the office of the District Engineer, AM Engineering, Inc., 8340 Consumer Court, Sarasota, Florida 34240, ATTN: Shawn Leins. Proposals received after the time and date stipulated above will be returned unopened to the proposer. In addition, a PDF copy of the quotation must be emailed to Shawn Leins at [sleins@amengfl.com](mailto:sleins@amengfl.com) and Erin Childers at [echilders@amengfl.com](mailto:echilders@amengfl.com) no later than 9:00 a.m., on September 17, 2021. The bids will be opened on September 20, 2021 at 9:15 a.m., at the offices of the District Engineer.

Ranking of proposals will be made in accordance with the criteria set forth in the Evaluation Form provided with the Contract Documents at the Board of Supervisors meeting on September 22, 2021 at 12:00 p.m., at Comfort Suites Sarasota Siesta Key, 5690 Honore Avenue, Sarasota, FL 34233. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities or to accept the quotation which, in its judgment, is in the best interest of the District.

Toscana Isles Community Development District

Cindy Cerbone, District Manager

Date of pub: August 17, 2021

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

## FOURTH AMENDMENT TO THE MAINTENANCE AGREEMENT

**THIS AMENDMENT** is made effective as of this \_\_\_ day of \_\_\_\_\_, 2021, by **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District organized under the laws of the State of Florida (the "District"), **TOSCANA ISLES MASTER ASSOCIATION, INC.**, a Florida corporation not for profit (the "Master Association"), and **TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC.**, a Florida corporation not for profit (the "Maintenance Association").

### RECITALS:

A. The District, the Master Association, and the Maintenance Association, (the "Parties") previously executed a maintenance agreement dated July 27, 2016, as amended on August 16, 2017, December 17, 2018, and June 29, 2021 (collectively the "Maintenance Agreement").

B. The Parties reserved the right to amend the Maintenance Agreement at any time by written agreement.

C. The Parties desire to amend the Maintenance Agreement with respect to certain matters set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration in hand paid by the parties to one another, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the Parties agree as follows:

1. The following provision shall be deleted from the Maintenance Agreement:

“The District shall indemnify, defend, and save harmless Contractor, its agents, and employees from and against all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney’s and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused by the negligence of the District, its agents, servants or employees arising from this contract or its performance.”

2. The insurance provisions shall be amended as follows:

Contractor ~~and District~~ shall maintain the following insurance coverages for all work under this Agreement:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all Contractor’s policies of liability insurance ~~and Contractor shall be~~



~~named as the Insurance Certificate Holder and shall be named as an additional insured on all District's policies of liability insurance.~~

3. Unless expressly modified herein, all other terms and conditions of the Agreement, as amended, shall remain the same.

IN WITNESS WHEREOF, the parties have signed this Amendment effective as of the date first above written.

WITNESSES:

PARTIES:

\_\_\_\_\_  
Witness 1

TOSCANA ISLES COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Witness 2

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_  
Witness 1

TOSCANA ISLES MASTER  
ASSOCIATION, INC.

\_\_\_\_\_  
Witness 2

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Witness 1

TOSCANA ISLES STORMWATER  
MAINTENANCE ASSOCIATION, INC.

\_\_\_\_\_  
Witness 2

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 27, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 10, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 8, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 26, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 23, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 23, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 27, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 25, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 22, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 27, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>August 24, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 28, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>