

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**December 8, 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

December 1, 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 December 8, 2021, at 10:00 a.m, at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238. 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. 357, Cast-Crete USA, LLC [\$40,162.00]
 - B. No. 358, Care Electric, Inc. [\$277.40]
 - C. No. 359, DF Flooring Professionals, Inc. [\$8,542.00]
 - D. No. 360, Juniper Landscaping of Florida, LLC [\$36,105.00]
 - E. No. 361, Martin Sewer Testing, Inc. [\$400.00]
 - F. No. 362, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$9,585.00]
 - G. No. 363, Pat O'Hara Pavers, Inc. [\$6,600.00]
 - H. No. 364, Rothco Signs & Design, Inc. [\$2,134.65]
 - I. No. 365, Rusty Plumbing Company, Inc. [\$82,971.00]
 - J. No. 366, Smith-Manus Agency, Inc. [\$1,230.00]
 - K. No. 367, Sarasota Land Services, Inc. [\$2,500.00]
 - L. No. 368, LALP Development, LLC [\$7,605.06]

ATTENDEES:

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

NOTE: MEETING LOCATION

5. Ratification of Change Order(s)/Proposal(s)
 - Environmental Consulting & Technology, Inc., Professional Services Agreement [NTE \$4,000] Environmental Consulting Services
6. Acceptance of Unaudited Financial Statements as of October 31, 2021
7. Approval of November 10, 2021 Regular Meeting Minutes

BUSINESS ITEMS

8. Consideration of AM Engineering, LLC, Proposal for Stormwater Needs Analysis, AME Job - VANG0015CDD [\$10,000.00] **[10 minutes]**
9. Discussion: Universal Engineering Sciences, Inc., Geotechnical Consulting Services Report, Existing Roadways Pavement Evaluation **[10 minutes]**
10. Discussion: Hydraulic Fluid Release and Cleanup **[10 minutes]**
 - Letter of Opinion Regarding Accidental Release of Hydraulic Fluid onto the Roadway System
11. Consideration of Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021 **[5 minutes]**
12. Consideration of Fourth Amendment to the Maintenance Agreement with Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc. **[5 minutes]**
13. **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: January 26, 2022 at 10:00 A.M.

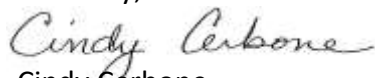
○ QUORUM CHECK

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

14. Board Members' Comments/Requests **[5 minutes]**
15. Public Comments **[10 minutes]**
16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294 or Daniel Rom at (561) 909-7930 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS, STAFF AND MEMBERS OF THE

PUBLIC TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**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. 357

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: 357
- (B) Name of Payee: Cast-Crete USA, LLC
- (C) Amount Payable: **\$40,162.00**
- (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):

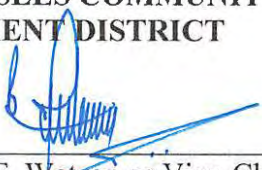
Invoice 8436 dated 10/28/2021 – Miami & F-Curb \$35,712.00
Invoice 8437 dated 10/28/2021 – R&R F-curb, Walk Ramps \$ 4,450.00

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: 11-17-21

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:

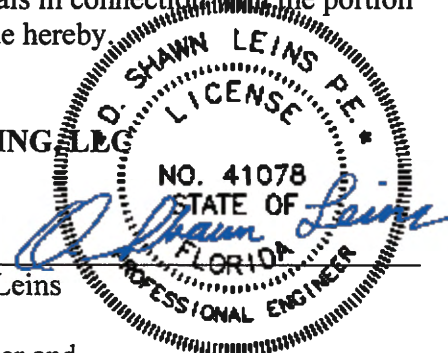
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District 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 LEG

By: _____
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021





Cast-Crete USA, LLC
 DBA Curbco
 8008 34th Avenue East
 Bradenton FL 34211
 941 747-4848

Contract Invoice

Invoice#: 8436

Date: 10/28/2021

License: CBC1264919

Billed To: Toscana Isles Community Development District
 2300 Glades Road
 Suite 410W
 Boca Raton FL 33431

Project: 9050 - Toscana Isles R&R Curb

Due Date: 11/27/2021

Terms: 30DY

Order#

Description	Quantity	Unit	Price	Total
Miami Curb	797.00	LF	\$44.00	\$35,068.00
F Curb	14.00	LF	\$46.00	\$644.00

Notes:

A service charge of 18% per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Sales Tax:	0.00
Invoice Total:	35,712.00
Retention:	0.00
Amount Paid:	0.00
Amount Due	35,712.00

[Handwritten signature]
 11-2-21



Cast-Crete USA, LLC
 DBA Curbco
 8008 34th Avenue East
 Bradenton FL 34211
 941 747-4848

Contract Invoice

Invoice#: 8437

Date: 10/28/2021

License: CBC1264919

Billed To: Toscana Isles Community Development District
 2300 Glades Road
 Suite 410W
 Boca Raton FL 33431

Project: 9050 - Toscana Isles R&R Curb

Due Date: 11/27/2021

Terms: 30DY

Order#

Description	Quantity	Unit	Price	Total
R&R F Curb	35.00	LF	\$57.00	\$1,995.00
R&R Walk & Ramps	97.00	SF	\$15.00	\$1,455.00
Detectable Warning	1.00	LS	\$1,000.00	\$1,000.00

Notes:

A service charge of 18% per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Sales Tax:	0.00
Invoice Total:	4,450.00
Retention:	0.00
Amount Paid:	0.00
Amount Due	4,450.00

[Handwritten signature]
 11/2/2021
 3



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CAST-CRETE USA, LLC

Filing Information

Document Number	L17000016819
FEI/EIN Number	46-3479162
Date Filed	01/24/2017
Effective Date	05/28/2013
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	05/04/2020
Event Effective Date	NONE

Principal Address

6324 COUNTY ROAD 579
SEFFNER, FL 33584

Mailing Address

6324 County Road 579
Seffner, FL 33584

Changed: 01/26/2018

Registered Agent Name & Address

CONNELLY, JAMES
6324 COUNTY ROAD 579
SEFFNER, FL 33584

Name Changed: 04/05/2017

Address Changed: 04/05/2017

Authorized Person(s) Detail

Name & Address

Title CEO, P

CONNELLY, JAMES
6324 COUNTY ROAD 579
SEFFNER, FL 33584

Title CFO

CHENEY, DANIEL
6324 COUNTY ROAD 579
SEFFNER, FL 33584

Annual Reports

Report Year	Filed Date
2019	01/22/2019
2020	02/10/2020
2021	01/20/2021

Document Images

01/20/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- CORLCDSMEM	View image in PDF format
02/10/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- LC Amendment	View image in PDF format
03/10/2017 -- Reg. Agent Resignation	View image in PDF format
01/24/2017 -- Florida Limited Liability	View image in PDF format

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4B

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. 358

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: 358
- (B) Name of Payee: Care Electric, Inc.
- (C) Amount Payable: **\$277.40**
- (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):

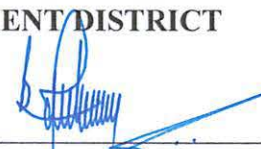
Invoice 25916 – Toscana Isles Landscape Lighting

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: 11-17-21

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:

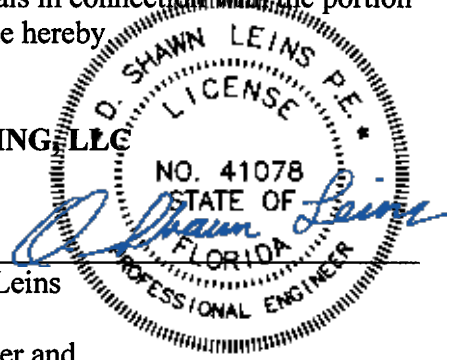
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified 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: 11/18/2021

Care Electric, Inc.

5633 Sarah Avenue
Sarasota, FL 34233

Lic. # EC0002362 Phone # 941-925-3367

Invoice

Date	Invoice #
9/13/2021	25916

Bill To
TOSCANA ISLES COMM. DEV. DISTRICT C/O WRATHELL, HUNT & ASSOCIATES, LLC 2300 GLADES ROAD - SUITE #410W BOCA RATON, FLORIDA 33431

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	8/31/21 INSTALL EXTERIOR OUTLET FOR LANDSCAPE LIGHTING MATERIALS	82.40	82.40
	1 - 15A WP TR GFI OUTLET		
	1 - SINGLE IN USE COVER		
	1 - 1/2" 3-HOLE SINGLE BELL BOX		
	2 - 1/2" PVC CONNECTOR		
	1 - 20A SINGLE SQ D QO BREAKER		
	9' - #12 THHN		
1	PRIMARY ELECTRICIAN HOURS	95.00	95.00
1	SECONDARY ELECTRICIAN HOURS	50.00	50.00
	TECHNICIANS: JC, SB		
Total			\$227.40

Thank you for choosing Care Electric, Inc. As a convenience to our customers, we do accept credit cards. Visa, Mastercard and Discover ONLY. A Credit Card Authorization Form is required.

We reserve the right to apply a service charge of 1.5% per month (18% per anum) on all accounts past thirty (30) days, plus attorney's fees, if collection requires litigation. Please refer all questions about your account to our A/R department at the number listed above.

[Handwritten Signature]
11/2/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4C

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. 359**

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: **359**
- (B) Name of Payee: **DF Flooring Professionals, Inc.**
- (C) Amount Payable: **\$8,542.00**
- (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):

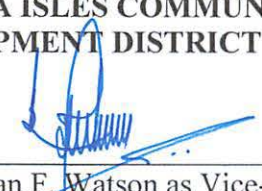
Invoice #111221 – Labor to install Stone on Secondary Entry + Supplies

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: 11-17-21

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:

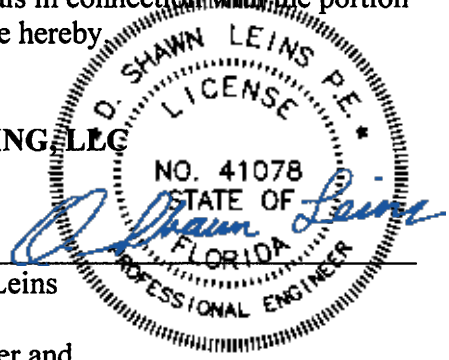
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified 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: 11/18/2021

DF Flooring Professionals, Inc. 1409 14TH ST E BRADENTON, FL 34208	INVOICE INVOICE # 111221 DATE: 11/12/2021
TO: TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT C/O WRATHELL, HUNT & ASSOCIATES, LLC 2300 GLADES ROAD, SUITE 410W BOCA RATON, FL 33431	SHIP TO: Toscana Isles

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
722	Installation of Stone Tile	\$11.00	\$7,942.00
1	Grout	\$300.00	\$300.00
1	Thinset	\$300.00	\$300.00
		SUBTOTAL	\$8,542.00
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	\$8,542.00

Make all checks payable to DF Flooring Professionals, Inc.



THANK YOU FOR YOUR BUSINESS!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4D

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. 360**

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: **360**
- (B) Name of Payee: **Juniper Landscaping of Florida, LLC**
- (C) Amount Payable: **\$36,105.00**
- (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 135785 – Western Tract Drain Install – Landscape Repairs	\$ 675.00
Invoice 135786 – Western Tract Drain Install - Sod	\$14,000.00
Invoice 136360 – Western Tract Drain Install – Irrigation	\$ 6,995.00
Invoice 137541 – Toscana Second Entry – Rough Grade	\$ 225.00
Invoice 137775 – Pescador Drain Install Irrigation Repairs	\$ 376.00
Invoice 138100 – Toscana Isles Grand Oak Irrigation & Sod	\$13,834.00

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: 11-17-21

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.

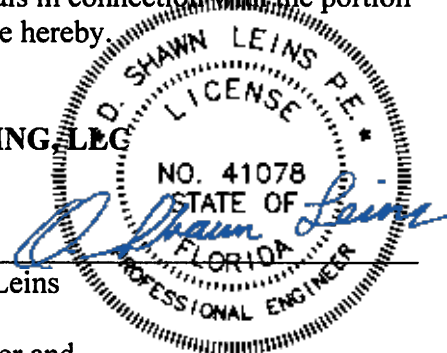
AM ENGINEERING, LEG

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021



Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 135785

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
10/13/21	10/13/2021
Account Owner	PO#
Dan DeMont	

Item	Qty/UOM	Rate	Ext. Price	Amount
#130307 - Western Tract Drain Install - Landscape Repairs Maraviya				\$675.00

Landscape Install - 10/11/2021

Cocobrown Mulch, 02CF bag - 02CF	60.0002CF	\$3.85	\$231.00
Muhly Grass, 03 gallon - 03G	33.0003g	\$8.00	\$264.00
Repair damage from Drains	4.00HR	\$45.00	\$180.00

Grand Total \$675.00

10-18-2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$675.00	\$430,880.40	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 135786

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
10/13/21	10/13/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#129809 - Western Tract Drain Install - Sod <i>Subcontractor -</i>	\$14,000.00

Retainage (0.00%) \$0.00

Grand Total \$14,000.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,675.00	\$430,880.40	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

[Handwritten signature]
 10/13/2021

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 136360

Bill To
Toscana Isles Community Development District- Land 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
10/25/21	10/25/2021
Account Owner	PO#
Dan DeMont	

Item	Qty/UOM	Rate	Ext. Price	Amount
#126447 - Western Tract Drain Install - Irrigation				6995.00
<i>Irrigation Install - 10/05/2021</i>				

Grand Total 6,995.00

[Handwritten Signature]
 11/2/2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,995.00	\$14,675.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 137541

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
11/01/21	11/1/2021
Account Owner	PO#
Dan DeMont	

Item	Qty/UOM	Rate	Ext. Price	Amount
#132941 - Toscana Isles - Rough Grade - Second Entry Sign				\$225.00
<i>Labor to grade 2nd North Entry Sign - 10/22/2021</i>				
Labor - 10/22/21	5.00	\$45.00	\$225.00	

Send Invoice to Alex Hayes

Grand Total **\$225.00**

[Handwritten Signature]
 11/2/2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$225.00	\$21,630.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 137775

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
10/31/21	10/31/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#131438 - Pescador drain install Irrigation repairs. <i>Irrigation Enhancement - 10/22/2021</i>	\$376.00

Grand Total \$376.00

[Handwritten signature]
 11/2/2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$22,231.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 138100

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
11/03/21	11/3/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#130022 - Toscana lles grand oak tree irrigation and sod/cleanup	\$13,834.00
<i>ME: Landscape Enhancements - 10/19/2021</i>	
<i>Sod Install - 10/19/2021</i>	
<i>Irrigation Enhancement - 10/19/2021</i>	

Grand Total \$13,834.00

[Handwritten signature]
11-2-2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,834.00	\$22,231.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(941) 786-3827

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4E

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. 361**

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: **361**
- (B) Name of Payee: **Martin Sewer Testing, Inc.**
- (C) Amount Payable: **\$400.00**
- (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):

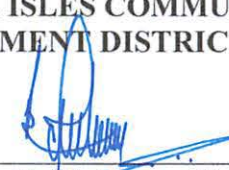
Invoice #1000 – C.C.T.V. Yard Drains

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: 11-17-21

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:

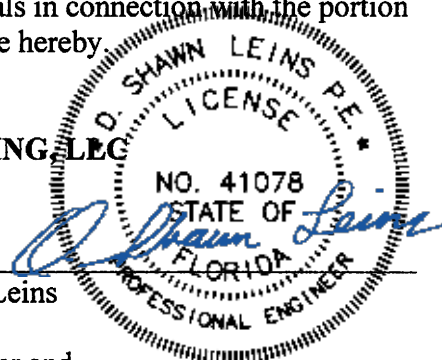
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District 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 LEG

By: D. Shawn Leins

As District Engineer and Consulting Engineer to the District

Date: 11/18/2021



Martin Sewer Testing Inc

941 812-0565
5403 13th Ave Dr. W.
Bradenton, FL 34209

Invoice

Date	Invoice #
9/20/2021	1000

Bill To
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT 6561 PALMER PARK CIRCLE SUITE B SARASOTA,FL.34238

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	TOSCANA ISLES C.C.T.V. YARD DRAINS @ TOSCANA ISLES	400.00	400.00

Thank you for your business.

Total

\$400.00


10/18/2021
3

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4F

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. 362**

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: **362**
- (B) Name of Payee: **Nostalgic Lampposts & Mailboxes Plus, Inc.**
- (C) Amount Payable: **\$9,585.00**
- (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):

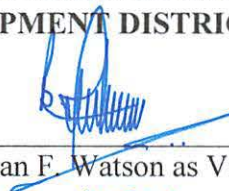
Invoice #9178 – Speed Limit Signs

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: 11-17-21

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.

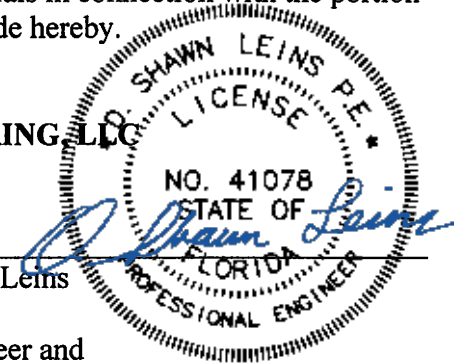
AM ENGINEERING LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021



Invoice



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

BILL TO
Tuscana Isles Community
Development District
6561 Palmer Park Circle
Suite B
Sarasota, FL 34238

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
9178	10/15/2021	\$9,585.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
SL-446 Speed Limit Signs w/ backer decorative base with fluted 4" post	9	1,065.00	9,585.00
Includes concrete bases with galvanized J-bolts to be poured prior to installation. Includes all labor and materials			

BALANCE DUE **\$9,585.00**

[Handwritten Signature]
10/18/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4G

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. 363

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: **363**
- (B) Name of Payee: **Pat O'Hara Pavers, Inc.**
- (C) Amount Payable: **\$6,600.00**
- (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):

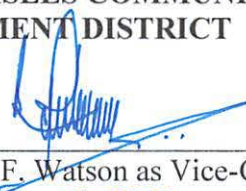
Invoice 09-5513 dated 10/20/2021 –Paver work for Drainage Pipe Repairs

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: 11-17-21

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.

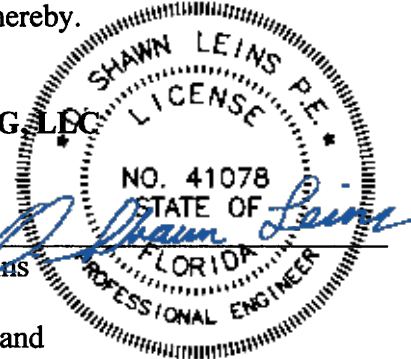
AM ENGINEERING LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021



PAT O'HARA PAVERS, INC.

P.O. Box 5786
Sarasota, FL 34277-5786

INVOICE

DATE	INVOICE #
10/20/2021	09-5513

BILL TO
Toscana Isles Community Development Distr 6561 Palmer Park Cir. Ste B Sarasota, FL 34238

JOB SITE
Toscana Isles Community Development Distr 6561 Palmer Park Cir. Ste B Sarasota, FL 34238

DUE DATE	ATTN:
10/12/2021	

ITEM CODE	QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
Paver Work	1	Paver Work: Pick up/Reset Four (4) Driveways (for drainage pipe by others)	3,600.00	3,600.00
Material	1	Material: 3 Cubes	900.00	900.00
Add On	1	Additional Two Driveways	1,800.00	1,800.00
Material	1	Additional Material: 1 Cube 6x9 Sierra to correct medians/broken stones.	300.00	300.00
		REPAIR COMPLETE. No Deposit Received to Apply. Payment Required. Thank you.		

We appreciate your prompt payment.	TOTAL	\$6,600.00
	BALANCE DUE	\$6,600.00

Please Remit Checks To:
P.O. Box 5786
Sarasota, FL 34277-5786

Phone #	Fax #
(941) 366 9808	(941) 366 7608

[Handwritten Signature]
11/2/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4H

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. 364**

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: **364**
- (B) Name of Payee: **Rothco Signs & Design, Inc.**
- (C) Amount Payable: **\$2,134.65**
- (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):

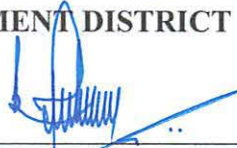
Invoice #886 2021 1022 Balance on Sign

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: 11-17-21



INVOICE

4526 Gorgas St. North Port FL 34287
Phone: 941-706-6160
Dave@Rothcosigns.com
www.Rothcosigns.com

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

DATE: 10/22/21
INVOICE # 886

For Project location:
Toscana Isles PUD
6561 Palmer Park Circle, Suite B, Sarasota, FL 34238

Attn: John R. Peshkin
Email address: jpeshkin@vanguardland.com

DESCRIPTION	AMOUNT
Toscana Isles Monument Sign Letters: Manufacture (2) sets of 1' 1" high by 2" deep aluminum non-illuminated reverse channel duranodic bronze painted letters. Install (2) sets of 1' 1" high by 2" deep aluminum non-illuminated reverse channel letters stud mounted 1.5" off the stone wall surface.	\$4,019.30
Sub total:	\$4,019.30
Sales Tax:	Included
Actual permit fees:	\$250.00
Total Investment:	\$4,269.30
Less 50% Deposit received 07/12/21:	\$2,134.65
Balance Due Upon Completion:	\$2,134.65

Make all checks payable to **Rothco Signs & Design, Inc .**
If you have any questions concerning this invoice, contact Nc David T. Roth 941-706-6160
Dave@Rothcosigns.com

THANK YOU FOR YOUR BUSINESS!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

41

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. 365**

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: 365
- (B) Name of Payee: Rusty Plumbing Company, Inc.
- (C) Amount Payable: \$82,971.00
- (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 #713-20, dated 10/05/2021 – Utility Service Modification	\$ 2,025.00
Invoice #71801, dated 10/25/2021–Toscana Underdrain Work	\$80,946.00

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 E. Watson as Vice-Chair
Date: 11-17-21

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.

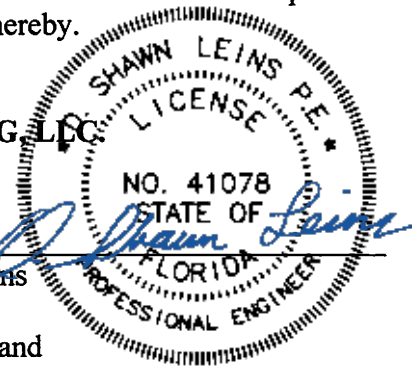
AM ENGINEERING LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021



RUSTY PLUMBING CO., INC.
2180 CORNELL STREET
SARASOTA, FL 34237
(941) 366-4424 Fax (941) 955-1203

CUSTOMER #: 49
INVOICE #: 713-20
INVOICE DATE: 10/05/21
DUE DATE: 11/04/21

BILL TO:
TOSCANA ISLES CDD
2300 GLADES ROAD
SUITE 410W
BOCA RATON, FL 33431

JOB: 713-20
MISCELLANEOUS EXTRAS

DESCRIPTION	QUANTITY	PRICE	AMOUNT
-------------	----------	-------	--------

UTILITY SERVICE MODIFICATIONS	1LS	2025.000 / LS	2,025.00
-------------------------------	-----	---------------	----------

Disconnect meter, dig up & replace broken corp stop, backfill,
replace sod and cleanup on Lot 323.

Relocate 2 water services out of driveway and 1 water service that
was to close to electrical box.

NET DUE: 2,025.00

Thank you for your business!



RUSTY PLUMBING CO., INC.
2180 CORNELL STREET
SARASOTA, FL 34237
(941) 366-4424 Fax (941) 955-1203

CUSTOMER #: 49
INVOICE #: 71801
INVOICE DATE: 10/25/21
DUE DATE: 11/24/21

BILL TO:
TOSCANA ISLES CDD
2300 GLADES ROAD
SUITE 410W
BOCA RATON, FL 33431

JOB: 718-21
TOSCANA UNDERDRAIN
KNIGHTS TRAILS ROAD
NOKOMIS, FL

DESCRIPTION	QUANTITY	PRICE	AMOUNT	
6" UNDERDRAIN W/ SOCK	2950 LF	24.000 / LF	70,800.00	3
6" UNDERDRAIN CLEANOUTS	14 EA	275.000 / EA	3,850.00	3
TIE INTO 4" DIRECTIONAL BORE	6 EA	600.000 / EA	3,600.00	3
HAUL OFF 8 LOADS OF STRIPPINGS	1 LS	600.000 / LS	600.00	3
BOND WORK FOR PH5	1 LS	2096.000 / LS	2,096.00	2
CLEAN OUT, LEVEL AND ADJUST METER BOXES, CLEANOUTS AND CUT MARKINGS IN CURB.				

NET DUE: 80,946.00

Thank you for your business!



11/2/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4J

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. 366

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: 366
- (B) Name of Payee: Smith-Manus Agency, Inc.
- (C) Amount Payable: **\$1,230.00**
- (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):

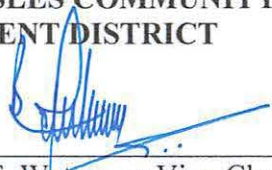
Invoice #184908-1-3 Surety Fee for Utility Maintenance Bond LICX1197326-1-3

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: 11-17-21

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.

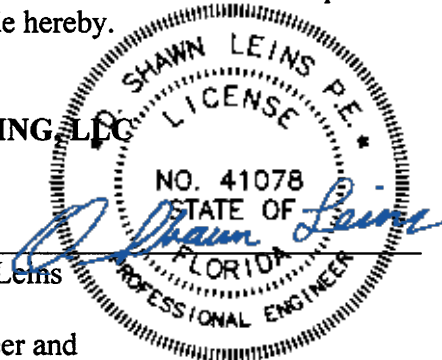
AM ENGINEERING LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 11/18/2021



Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005
 Phone: (502) 636-9191
 Fax: (502) 636-5328

**BOND ADJUSTMENT
 INVOICE**



Remit to:
 Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005

Mailing Address: Code: 200

Vanguard Land, LLC
 6561 Palmer Park Circle
 Suite B
 Sarasota, FL 34238

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

Toscana Isles Comm. Dev. District
 2300 Glades Road
 Suite 410W
 Boca Raton, FL 33431
 Account Number: LALPTOSCA

Obligee:

City of Venice
 401 West Venice Ave.
 Venice, FL 34285

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1197326-1-3	6/18/2020	2/14/2022	NOV 21

Bond Amount	Type	Invoice Number
\$325,311.00	C SUBDIVISION BONDS-ALL	184908-1-3

Bond Description
Extending expiration date from 11/14/21 to 2/14/22

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$1,230.00	\$0.00	\$1,230.00	\$1,230.00

Date Printed: 11/8/2021

Date Invoiced: 11/8/2021

FILE COPY

GENERAL PURPOSE RIDER

To be attached to and form part of Bond Number LICX1197326 effective 6/18/2020
issued by the Lexon Insurance Company
in the amount of 325,311.00 DOLLARS,
on behalf of Toscana Isles Comm. Dev. District
as Principal and in favor of City of Venice
as Obligee:

Now, Therefore, it is agreed that:

This rider will extend the expiration date from 11/14/2021 to 2/14/2022

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 14th day of November, 2021.

Signed, sealed and dated this 8th day of November, 2021.

Toscana Isles Comm. Dev. District (Principal)

Lexon Insurance Company (Surety)

By: _____

By: Brook T. Smith Attorney-in-Fact

Accepted By:

City of Venice

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4K

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. 367**

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: 367
- (B) Name of Payee: Sarasota Land Services, Inc.
- (C) Amount Payable: \$2,500.00
- (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):

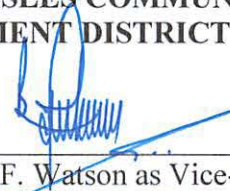
Invoice #471013, dated 11/05/2021 – Grade Common Areas & Lake Bank for Sod install

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: 11-17-21

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:

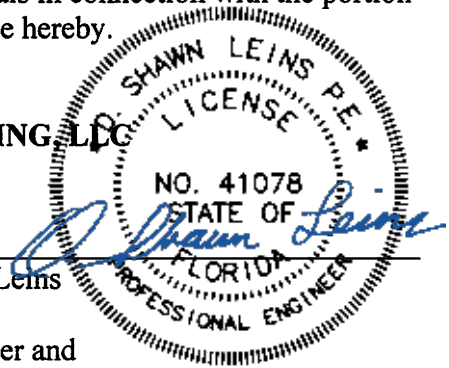
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District 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: 11/18/2021



SARASOTA LAND SERVICES, INC.

4906 State Road 64, East - Bradenton, Florida 34208 - Phone: (941) 744-0211; Fax: (941) 744-0411

Mr. Alex Hayes
 Toscana Isles Community Development District
 2300 Glades Road Suite 410W
 Boca Raton, FL

INVOICE NO.
471013

Date: November 5, 2021

Project:	Toscana Phase 5&6			
ITEM	Attn: Alex Hayes	RATE	UNITS	AMOUNT
	Balance and grading common area & Lake Bank for new sod			
	Machine & Labor			
1	D-3 Dozer	85.00	10.0 HR	850.00
2	950 Loader	90.00	10.0 HR	900.00
3	Laborers (2)	40.00	20.0 HR	800.00
4	Onroad Dump Truck	75.00	10.0 HR	750.00
5	Mobilization	300.00	1.0 EA	300.00
6	Discount	-1,100.00	1.0 LS	-1,100.00
			TOTAL DUE	\$2,500.00

We appreciate the opportunity to serve you.


 11-19-2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4L

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. 368**

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: **368**
- (B) Name of Payee: **LALP Development, LLC**
- (C) Amount Payable: **\$7,605.06**
- (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):

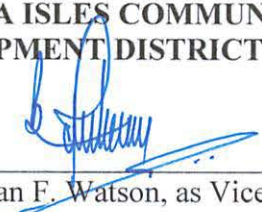
Please see Attached Spreadsheet and Supporting Details

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 F. Watson, as Vice-Chair

Date: 11-18-21

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:

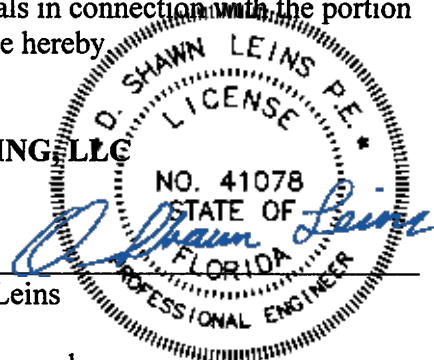
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District 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: 11/18/2021




Toscana Isles CDD - Expense Report

Payable to: LALP Development, LLC

Date	Vendor	Description	Amount	Entity	Charge To	Type	Purchaser	Receipt
8/11/2021	CITY OF VENICE TRAKIT 941-882-7412 FL	Permitting Fee	105.06	TICDD		Other	DLP	Yes

TOTAL \$ 105.06

Approved: 
 As Authorized Agent
 Date: 10/19/21

	Office	MTG	M & E	Travel	Other	Total
TICDD	\$ 105.06	\$ -	\$ -	\$ -		\$ 105.06
					Total	\$ 105.06

Kathie Jette

From: Alexander Hays
Sent: Wednesday, August 11, 2021 9:29 AM
To: Kathie Jette
Cc: Brian Watson
Subject: FW: Toscana Sidewalk and Sign Work

Kathie,

I paid the fee listed below (\$105.06) on the Vanguard Realtor credit card to the City of Venice. This is a permitting fee for the second entry sign and should be billed to the CDD.

They gave me the following receipt number #R12410.

Thanks,

Alex

From: accounting@becerraconstruction.com <accounting@becerraconstruction.com>
Sent: Monday, August 9, 2021 4:13 PM
To: Alexander Hays <ahays@vanguardland.com>; 'tbecerra@becerraconstruction.com' <TBecerra@BecerraConstruction.com>; jbecerra@becerraconstruction.com
Subject: RE: Toscana Sidewalk and Sign Work

Hi, Alex-

Zoning has passed, we are just waiting on engineering. There is a fee of \$105.06 for engineering as well.

Please let me know if you have any other questions!

Thank you,

Suzie Smith
Becerra Construction
of Central FL., Inc.
779 Tamiami Trail
Unit 8
Port Charlotte, FL33953
O: 941-621-4635
F: 941-916-9248

From: Alexander Hays [<mailto:ahays@vanguardland.com>]
Sent: Monday, August 9, 2021 11:23 AM
To: accounting@becerraconstruction.com; 'tbecerra@becerraconstruction.com'; jbecerra@becerraconstruction.com
Subject: RE: Toscana Sidewalk and Sign Work

Thanks Suzie. Please let me know if you hear anything else.

Handwritten signature

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Jaime Ramirez

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Other (see instructions) ▶ _____

C Corporation

S Corporation

Partnership

Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
5587 post oak blv

6 City, state, and ZIP code
Wesley chapel FL 33544

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

5	9	4	-	5	3	-	6	6	9	6
---	---	---	---	---	---	---	---	---	---	---

or

Employer identification number

--	--	--	--	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *[Handwritten Signature]* Date ▶ 10/11/2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

LALP Development, LLC
7350 Point of Rocks Road
Sarasota FL 34242

84-7041/2652

Check No. 6356

Date 10/12/2021

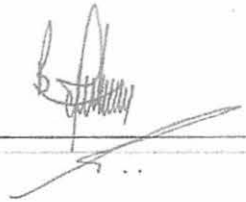
Pay to the
Order of Jaime Ramirez

\$3,750.00*

Three Thousand SevenHundredFifty and 00/100****

Dollars

IBERIABANK



Memo Invoice #100 - Cleaning of Hydraulic Fluid Deposit

⑆ 265270413⑆ 2000 1448 129⑈ 6356

Record of Payment Check: 6356 Payee: Jaime Ramirez 10/12/2021

LALP Dev Checking - IberiaBank Invoice #100 - Cleaning of Hydraulic Fluid Deposit

\$3,750.00*

Record of Payment Check: 6356 Payee: Jaime Ramirez 10/12/2021

LALP Dev Checking - IberiaBank Invoice #100 - Cleaning of Hydraulic Fluid Deposit

\$3,750.00*

Jaime Ramirez 5587 Post Oak Blvd #409 Wesley Chapel, FL 33544	<h1>INVOICE</h1> INVOICE # 100 DATE: 10/11/2021
TO: Toscana Isles Community Development District	SHIP TO: Toscana Isles

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Hydraulic Fluid Cleaning Deposit	\$3,750.00	\$3,750.00
SUBTOTAL			\$3,750.00
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$3,750.00

Make all checks payable to Jaime Ramirez

THANK YOU FOR YOUR BUSINESS!

10/12/21 Bce #6356

LALP Development, LLC

7350 Point of Rocks Road
Sarasota FL 34242

84-7041/2652

Check No. 6373

Date 11/11/2021

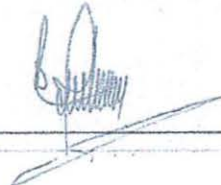
Pay to the
Order of Jaime Ramirez

\$3,750.00*

Three Thousand SevenHundredFifty and 00/100*****

Dollars

IBERIABANK



Memo Invoice 501 - Second payment for Bio-Dry Application

⑆ 265270413⑆ 20001448129⑆ 6373

Record of Payment Check: 6373 Payee: Jaime Ramirez 11/11/2021

LALP Dev Checking - IberiaBank Invoice 501 - Second payment for Bio-Dry Application

\$3,750.00*

Record of Payment Check: 6373 Payee: Jaime Ramirez 11/11/2021

LALP Dev Checking - IberiaBank Invoice 501 - Second payment for Bio-Dry Application

\$3,750.00*

Jaime Ramirez 5587 Post Oak Blvd #409 Wesley Chapel, FL 33544	<h1>INVOICE</h1> INVOICE # 501 DATE: 11/02/2021
TO: Toscana Isles Community Development District	SHIP TO: Toscana Isles

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Hydraulic Fluid Cleaning Balance	\$3,750.00	\$3,750.00
SUBTOTAL			\$3,750.00
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$3,750.00

Make all checks payable to Jaime Ramirez

THANK YOU FOR YOUR BUSINESS!

11/11/21 Ps check # 6373

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5

October 22, 2021

Via Electronic Mail

Tuscan Mr. Alexander H. Hays
Tuscano Isles Community Development District
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**Re: Professional Services Agreement – Environmental Consulting Services
Tuscano Isles, Sarasota County, Florida**

Dear Alex:

Environmental Consulting & Technology, Inc. (ECT) is pleased to provide the attached Professional Services Agreement (PSA) to assist with environmental consulting services for the Tuscano Isles development located in Sarasota County, Florida. This contract will allow us to investigate the recent hydraulic fluid spill and otherwise perform tasks as specifically requested by our Client.

ECT places immense value on its relationship with our clients and is committed to providing you with the highest level of professional services. We consider ourselves strategic advisors rather than just consultants and will do our part as a trusted component of your consulting team.

We appreciate your consideration of ECT as your environmental consultant provider and look forward to working with you. Please do not hesitate to contact Jeff Peters at (321) 689-4084 (jpeters@ectinc.com) or Dana West at (941) 780-5005 (dwest@ectinc.com) if we can provide further clarification or assistance.

Sincerely,

Environmental Consulting & Technology, Inc.



Jeffrey J. Peters, P.G.
Principal Scientist



Dana L. West
Senior Vice President

JJP/DLW/mhh

Enclosed: Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT

This Agreement, by and between ^{Toscana} Tuscano Isles Community Development District, 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238 (hereinafter called "CLIENT"), and Environmental Consulting & Technology, Inc., and its Affiliates*, 3701 Northwest 98th Street, Gainesville, Florida, 32606-5004 (hereinafter called "ECT"), is effective as of the date of the last signature on page 6 of this Agreement.

Because CLIENT needs consulting services, and

ECT represents that it possesses the knowledge, ability, professional skills, and qualifications to perform this work in an expeditious and economical manner, and

ECT recognizes the trust and confidence placed in it and covenants with CLIENT to furnish its skills and judgment and to cooperate with CLIENT;

Therefore, in consideration of the mutual promises made herein, CLIENT and ECT agree as follows:

ARTICLE I—TERM OF AGREEMENT

The term of this Agreement shall be from the date of the last signature on page 6 of this Agreement through December 31, 2021. The term may be extended upon agreement in writing by both parties to this Agreement.

ARTICLE II—SCOPE OF SERVICES

ECT shall perform professional services as described in Attachment A to this Agreement.

ARTICLE III—COMPENSATION

1. ECT's charge for services will be at the hourly rate for individuals working directly on the project, plus reimbursable expenses, in accordance with Attachment B to this Agreement.
2. The maximum cost for these services is \$4,000 and will not be exceeded without authorization from CLIENT.
3. CLIENT shall pay any applicable state sales tax in the manner and in the amount as required by law. Any such tax is in addition to the maximum cost specified for this Agreement.
4. Delays caused by unforeseen occurrences including, but not limited to, unfavorable weather conditions, partial or complete plant or process shutdowns, strikes, floods, or fires that extend the effort required will constitute a Change-of-Scope. Additional effort resulting from such delays will be billed in accordance with Article III, Subparagraph 1.

* ECT Affiliates include Environmental Consulting & Technology of North Carolina, PLLC, and ECT Engineering, LLC.

5. Services performed at CLIENT's request beyond that defined by the Scope of Services shall constitute a Change-of-Scope, will be documented by a Change Order, and will be billed as outlined in Article III, Subparagraphs 1, 2, and 3.

ARTICLE IV—METHOD OF PAYMENT

1. Monthly, ECT will invoice CLIENT for all services rendered under this Agreement. Invoices shall be due and payable within thirty (30) calendar days after receipt. Any unpaid balances for other than disputed charges will draw interest at the lesser of one and one-half (1.5) percent per month or the highest rate allowed by law commencing thirty (30) days after the date of invoice. CLIENT shall notify ECT in writing of any disputed amount within fifteen (15) calendar days after date of invoice; otherwise all invoice charges are agreed to be acceptable and correct.

2. ECT's invoice will provide the following information:

- a. Total number of hours worked on the project,
- b. Total labor costs which include overhead and fee, and
- c. Listing of other direct charges summarized by type of charge.

3. Should any additional documentation be required, time and materials spent compiling information beyond that supplied by a Billing Report, available on request, is considered additional effort and will be billed to CLIENT as outlined in Article III. CLIENT has the right to audit ECT's books and records relating to this Agreement during the performance period and for one (1) year following termination of this Agreement.

ARTICLE V—CONFIDENTIAL INFORMATION

In the course of performance of services by ECT for CLIENT, it is possible that CLIENT will reveal certain confidential information to ECT or that ECT will obtain knowledge of such confidential information through other sources. Likewise, it is possible that CLIENT will become acquainted with certain techniques and procedures used by ECT which ECT considers confidential. ECT and CLIENT will maintain the confidentiality of, and will not release or allow access to, any information, documents, or materials that are designated as confidential by ECT or CLIENT.

ARTICLE VI—REUSE OF DOCUMENTS

All documents, including reports, drawings, and specifications furnished by ECT pursuant to this Agreement, are instruments of service. They are not intended to be suitable for reuse by the CLIENT or others on extensions of work for which they were provided or on any other project. Any reuse without specific written verification of adaptation by ECT will be prohibited by this Agreement. Any such verification of adaptation will entitle ECT to further compensation at rates to be agreed upon by ECT and the CLIENT.

ARTICLE VII—TERMINATION

CLIENT reserves the right to terminate this Agreement at any time, for any reason, upon thirty (30) days written notice to ECT. In the event CLIENT shall fail to make timely payment of any sum owing and due ECT, ECT shall have the right, notwithstanding any other provision of this Agreement, to

terminate this Agreement upon immediate written notice to CLIENT. In either event, payment shall be due to ECT only for those services performed by ECT up to the date of receipt of termination plus reasonable costs incurred in terminating the services as of the termination date. Upon termination, ECT shall provide and turn over to CLIENT all environmental data and analyses prepared up to and including the date of such termination.

ARTICLE VIII—INSURANCE

ECT shall at all times during this Agreement maintain such insurance as is generally available at reasonable expense to businesses similarly situated and as will protect it from claims under workers' compensation laws, disability benefit laws or other similar employee benefit laws; from claims for damage because of bodily injury, occupational sickness or disease, or death of its employees, and claims insured by usual personal injury liability coverage; from claims for damages because of bodily injury, sickness or disease, or death of any person other than its employees including claims insured by usual personal injury liability coverage; and from claims for injury to or destruction of tangible property, including loss of use resulting therefrom, any or all of which may arise out of or result from any action of ECT or its employees in its performance of this Agreement.

ARTICLE IX—INDEMNITY

1. ECT agrees to hold harmless and indemnify CLIENT from and against any and all claims, demands, actions, or causes of action, including, but not limited to, any and all costs, expenses, legal fees, and liabilities incurred in and about the investigation and defense thereof, for personal injuries, including death, or property damage suffered by any person, firm or corporation whatsoever and arising from the negligence of ECT, its agents, servants, or employees under this Agreement.
2. Neither ECT nor the CLIENT shall be liable to the other for any special, indirect or consequential damages whatsoever, whether caused or alleged to be caused by negligence, errors, omissions, strict liability, breach of contract or warranty, or any performance of services under this Agreement.
3. In any event, ECT's entire liability under this Agreement will not exceed the total dollar value of the Agreement.

ARTICLE X—NONDISCRIMINATION

1. ECT will not discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, or national origin. ECT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, religion, sex, or national origin.
2. ECT agrees to comply with all local, state, and federal laws and ordinances regarding discrimination in employment against any individual on the basis of race, color, religion, sex, national origin, physical or mental impairment, or age. In particular, ECT agrees to comply with the provisions of Title 7 of the Civil Rights Act of 1964, as amended, and applicable Executive Orders, including but not limited to Executive Order No. 11246.

ARTICLE XI—STANDARD OF PERFORMANCE

1. ECT will deliver its services under this Agreement in a thorough, efficient, and professional manner, promptly and with due diligence and care, and in accordance with the standard practices of the environmental consulting profession. NO OTHER WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS INCLUDED OR INTENDED IN ECT PROPOSALS, CONTRACTS, OR REPORTS.
2. If any part of ECT's work is found to be defective for reasons attributable to ECT within a period of twelve (12) months after completion of the work, ECT's entire liability for such defective work shall be to reperform, at its own expense, those aspects of the work found defective, provided CLIENT notifies ECT in writing as soon as the defect is discovered and within the twelve (12)-month warranty period outlined in this subparagraph.

ARTICLE XII—GENERAL CONDITIONS

1. When participating in any activities in connection with this Agreement, ECT and CLIENT will comply, at their own expense, with all health and safety programs required by law, including but not limited to requiring its employees to attend health and safety training workshops and use safety equipment and procedures required by applicable law.
2. Prior to the start of any work under this Agreement or at any time thereafter when new information becomes available to CLIENT, CLIENT will provide prompt, full, and complete disclosure to ECT of known or potential hazardous conditions or risks to the health or safety of employees, agents, representatives, officers, or directors of ECT or its subcontractors or consultants which may be encountered on CLIENT's properties or in connection with work performed for CLIENT under this Agreement.
3. It is understood and agreed that ECT is not, and has no responsibility as, a handler, generator, operator, treater, storer, transporter, or disposer of hazardous or toxic substances found or identified at a site, and that CLIENT shall undertake or arrange for the handling, removal, treatment, storage, transportation, and disposal of hazardous substances or constituents found or identified at a site.
4. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Florida, both as to interpretation and performance, and that any action at law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Florida and maintained only in any court of competent jurisdiction in the County of Alachua, State of Florida.
5. In the event any legal or other action is necessary to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including court costs and a reasonable sum for attorney fees at trial and on appeal.
6. The provisions of this Agreement are severable; and, should one or more provisions be unenforceable, all other provisions will remain in full force and effect.
7. This Agreement, including attachments incorporated herein by reference, represents the entire agreement and understanding between the parties, and any negotiations, proposals, purchase

orders, or oral agreements are superseded by this written Agreement and are not intended to be integrated herein.

8. Any supplement or amendment to this Agreement to be effective shall be in writing and signed by ECT and CLIENT.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their respective representatives, each such representative having been first duly authorized so to act, as of the date and year first herein above written.

Toscana

TUSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

By *[Signature]*
Alexander Hays, Chair

Title _____

Date 11/1/21

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.
AND ITS AFFILIATES***

By *[Signature]*
Dana L. West

Its Senior Vice President

Date October 22, 2021

* ECT Affiliates include Environmental Consulting & Technology of North Carolina, PLLC, and ECT Engineering, LLC.

Attachment A **Scope of Services**

Environmental Consulting & Technology, Inc. (ECT), will undertake the following tasks associated with the Tuscano Isles development located in Sarasota County, Florida.

Task 1

ECT will provide general environmental consulting services as specifically directed by the Client. This Scope of Services is anticipated to include, but is not limited to, investigate a potential discharge of hydraulic fluid and review with the Client.

Compensation

Work provided by ECT will be billed on an hourly basis and will not exceed \$4,000 without further written authorization by Client. Invoices will be submitted monthly consistent with the attached Schedule of Fees.

Attachment B

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.
PROFESSIONAL SERVICES FEE SCHEDULE
(EFFECTIVE THROUGH DECEMBER 31, 2021)**

<u>Labor Classification</u>	<u>Rate per Hour</u>
Senior Principal Scientist/Engineer	\$250.00
Principal Scientist/Engineer; Certified Industrial Hygienist	210.00
Senior Scientist/Engineer III	195.00
Senior Scientist/Engineer II	185.00
Senior Scientist/Engineer I	175.00
Staff Scientist/Engineer III	165.00
Staff Scientist/Engineer II	155.00
Staff Scientist/Engineer I; Senior GIS Analyst	145.00
Senior Associate Scientist/Engineer III	140.00
Senior Associate Scientist/Engineer II	135.00
Senior Associate Scientist/Engineer I; Field Services Manager	125.00
Associate Scientist/Engineer III; GIS Analyst	120.00
Associate Scientist/Engineer II; Senior CAD Technician	115.00
Associate Scientist/Engineer I	105.00
Senior Project Coordinator	100.00
Senior Technician; GIS/CAD Operator/Technician	95.00
Project Coordinator	90.00
Technician III	85.00
Technician II	75.00
Technician I	65.00
Administrative Support	65.00

Rates for legal preparation, depositions, testimony, and other expert witness services will be charged at one and one-half times the above rates, as will nonexempt employees working overtime.

These rates include all direct and indirect costs except reimbursables. Indirect costs include such items as overhead, profit, and such statutory and customary fringe benefits as social security contributions, sick leave, unemployment, excise and payroll taxes, worker's compensation, health and retirement benefits, bonuses, annual leave, and holiday pay.

Reimbursable expenses shall mean the actual expense of transportation and subsistence of principals and employees, consultants' fees, subcontractors' fees, toll telephone calls, facsimile transmissions, reproduction of reports and other project-related materials, expendable supplies directly used on the project, computer charges, equipment use fees, and similar project-related items. A fifteen (15)-percent service charge will be applied to all reimbursable expenses.

The rates for ECT personnel categories listed herein are valid through December 31, 2021, and are subject to revision thereafter.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 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
ASSETS						
Cash	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ 157
Investments						
Reserve	-	710,480	856,885	-	-	1,567,365
Interest	-	-	2	-	-	2
Prepayment	-	3,397	18	-	-	3,415
Revenue	-	593,916	666,607	-	-	1,260,523
Construction	-	-	-	1	686,207	686,208
Due from debt service fund	426	-	-	-	-	426
Due from other	150	-	-	-	-	150
Total assets	<u>\$ 733</u>	<u>\$ 1,307,793</u>	<u>\$ 1,523,512</u>	<u>\$ 1</u>	<u>\$ 686,207</u>	<u>\$ 3,518,246</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Contracts payable	-	-	-	-	21,592	21,592
Retainage payable	-	-	-	-	96,898	96,898
Due to Developer	2,500	-	-	-	-	2,500
Due to general fund	-	426	-	-	-	426
Accrued contracts payable	-	-	-	-	4,520	4,520
Total liabilities	<u>8,063</u>	<u>426</u>	<u>-</u>	<u>-</u>	<u>123,010</u>	<u>131,499</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,307,367	1,523,512	-	-	2,830,879
Capital projects	-	-	-	1	563,197	563,198
Unassigned	(7,330)	-	-	-	-	(7,330)
Total fund balances	<u>(7,330)</u>	<u>1,307,367</u>	<u>1,523,512</u>	<u>1</u>	<u>563,197</u>	<u>3,386,747</u>
Total liabilities and fund balances	<u>\$ 733</u>	<u>\$ 1,307,793</u>	<u>\$ 1,523,512</u>	<u>\$ 1</u>	<u>\$ 686,207</u>	<u>\$ 3,518,246</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 106,283	0%
Assessment levy: off-roll	-	-	47,143	0%
Total revenues	<u>-</u>	<u>-</u>	<u>153,426</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	-	5,168	0%
Management/accounting/recording	3,643	3,643	43,721	8%
Debt service fund accounting	644	644	7,725	8%
Legal	-	-	36,000	0%
Engineering	-	-	1,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	167	2,000	8%
Trustee	-	-	10,236	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,200	0%
Annual special district fee	175	175	175	100%
Insurance	7,246	7,246	7,275	100%
Contingencies/bank charges	26	26	3,000	1%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Tax collector	-	-	1,661	0%
Total expenditures	<u>11,960</u>	<u>11,960</u>	<u>126,426</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	(11,960)	(11,960)	27,000	
Fund balances - beginning	4,630	4,630	12,718	
Assigned				
Three months working capital	-	-	36,648	
Unassigned	(7,330)	(7,330)	3,070	
Fund balances - ending	<u>\$ (7,330)</u>	<u>\$ (7,330)</u>	<u>\$ 39,718</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 785,537	0%
Interest	5	5	-	N/A
Total revenues	<u>5</u>	<u>5</u>	<u>785,537</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest	-	-	568,500	0%
Tax collector	-	-	12,274	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>760,774</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	5	5	24,763	
Fund balances - beginning	<u>1,307,362</u>	<u>1,307,362</u>	<u>1,304,429</u>	
Fund balances - ending	<u>\$ 1,307,367</u>	<u>\$ 1,307,367</u>	<u>\$ 1,329,192</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 499,823	0%
Assessment levy: off-roll	-	-	578,021	0%
Interest	15	15	-	N/A
Total revenues	<u>15</u>	<u>15</u>	<u>1,077,844</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	220,000	0%
Principal prepayment	-	-	55,000	0%
Interest	-	-	819,766	0%
Tax collector	-	-	7,810	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,102,576</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	15	15	(24,732)	
Fund balances - beginning	1,523,497	1,523,497	1,520,020	
Fund balances - ending	<u>\$ 1,523,512</u>	<u>\$ 1,523,512</u>	<u>\$ 1,495,288</u>	

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

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
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 OCTOBER 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 19	\$ 19
Total revenues	19	19
EXPENDITURES		
Capital outlay	476,415	476,415
Total expenditures	476,415	476,415
Excess/(deficiency) of revenues over/(under) expenditures	(476,396)	(476,396)
Fund balances - beginning	1,039,593	1,039,593
Fund balances - ending	\$ 563,197	\$ 563,197

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on November 10, 2021, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present were:

Alex Hays	Chair
Brian Watson	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	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts (via telephone)	District Counsel
Bill Contardo	Resident

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]

No members of the public spoke.

40 **CONSENT AGENDA ITEMS [5 minutes]**41 **FOURTH ORDER OF BUSINESS**

Discussion: Requisition(s)

42

43 Ms. Cerbone presented the following Consent Agenda Items:

- 44 **A. No. 343, Smith-Manus Agency, Inc. [\$815.00]**
- 45 **B. No. 344, Becerra Construction of Central Florida, Inc. [\$10,124.25]**
- 46 **C. No. 345, Steve Breen Enterprises, LLCE [\$3,250.00]**
- 47 **D. No. 346, Juniper Landscaping of Florida, LLC [\$14,836.87]**
- 48 **E. No. 347, USA Services of Florida, Inc. [\$500.00]**
- 49 **F. No.348, AM Engineering, LLC [\$4,500.00]**
- 50 **G. No. 349, Prestige Sod Service, Inc. [\$6,086.08]**
- 51 **H. No. 350, Care Electric, Inc. [\$388.00]**
- 52 **I. No. 351, Tech Tactics, LLC [\$4,666.00]**
- 53 **J. No. 352, Juniper Landscaping of Florida, LLC [\$6,174.45]**
- 54 **K. No. 353, LALP Development, LLC [\$1,315.55]**
- 55 **L. No. 354, Pennuto Underground Cable and Conduit, Inc. [\$4,520.00]**
- 56 **M. No. 355, AM Engineering, LLC [\$3,110.00]**
- 57 **N. No. 356, Juniper Landscaping of Florida, LLC [\$424,705.95]**

58

59 **FIFTH ORDER OF BUSINESS**Ratification of Change Order(s)/
Proposal(s)

60

61

- 62 **A. Cast-Crete USA, LLC DBA Curbco, Remove and Replace Miami Curb [\$35,200.00]**
- 63 **B. Juniper Landscaping of Florida LLC, Proposal No. 129203, Grand Oak Tree Irrigation**
64 **and Sod/Cleanup [\$13,834.00]**
- 65 **C. Juniper Landscaping of Florida LLC, Proposal No. 126447, Restore Irrigation Zone Lines**
66 **Following Underdrain Install [\$45.00 per hour – NTE \$7,000.00]**
- 67 **D. Juniper Landscaping of Florida LLC, Proposal No. 123266, Toscana Phase 2 Lift Station**
68 **Landscape Installation [\$3,864.45]**
- 69 **E. Juniper Landscaping of Florida LLC, Proposal No. 129809, Remove, Regrade and**
70 **Reinstall Zoysia Per Pallet [\$14,000.00]**

- 71 F. Juniper Landscaping of Florida LLC, Proposal No. 131438, Repair Damaged Irrigation by
72 Drain Install on Pescador [\$376.00]
- 73 G. Tech Tactics Estimate #2859, Install and Configure Security Camera System with
74 Remote Access at 2nd Entry/Exit Gate [\$7,386.00]
- 75 H. Universal Engineering Sciences, LLC, Work Authorization/Proposal Acceptance Form,
76 Pescador Roadway Inspection – Pavement Cores, Piezometers, Groundwater
77 Measurement and Final Report [\$3,850.00]
- 78 I. Bontrager Painting, Inc., Estimate #5175, Apply 2 Coats of Sherwin Williams Deckscape
79 or Super Deck Exterior Latex Semi Transparent Stain to Trellis Detail and Second
80 Entrance to Toscana Isles [\$950.00]
- 81 ▪ Acceptance of Unaudited Financial Statements as of September 30, 2021
82 This item, previously the Eighth Order of Business, was considered out of order.
- 83 ▪ Approval of September 22, 2021 Regular Minutes
84 This item, previously the Ninth Order of Business, was considered out of order.

85

86 **On MOTION by Mr. Hays and seconded by Mr. Peshkin, with Mr. Hays, Mr.**
87 **Peshkin, Mr. Sweater and Mr. Watson in favor and Mr. LaBoe dissenting, the**
88 **Consent Agenda Items identified in the Fourth, Fifth, Eighth and Ninth Orders**
89 **of Business, were approved and/or ratified and/or accepted. (Motion passed 4-**
90 **1).**

91

92

93 Mr. LaBoe questioned why the work in Item 5H needs to be performed, if it was
94 completed, and why the second page of the proposal was not dated. Mr. Watson stated that
95 Item 5H is a proposal for investigation and, once the investigation is complete, the results of the
96 report would be formally available to the Board. Mr. Hays voiced his opinion that the work was
97 not completely performed and a report has not yet been submitted to the CDD. Ms. Steinerts
98 stated the undated second page is not a major issue and could be filled in by the Engineer
99 responsible for certifying CDD projects. Ms. Cerbone would check to see if Universal
100 Engineering Sciences LLC submitted a requisition and email Mr. LaBoe. Ms. Cerbone would

101 contact the District Engineer regarding the missing date on the second page and coordinate
102 with the Board Chair and with the vendor.

103

104 **SIXTH ORDER OF BUSINESS**

**Consideration of Superior Asphalt, Inc.,
Construction Agreement for Placement of
Final Lift of Asphalt and Ratification of
Execution by Chairman [5 minutes]**

105

106

107

108

109 Ms. Cerbone presented the Superior Asphalt, Inc., Construction Agreement for
110 Placement of Final Lift of Asphalt and stated, when the Request for Proposals (RFP) was
111 awarded, the Board also gave approval for District Staff to coordinate with the vendor to
112 finalize the Agreement and authorized the Chair or Vice Chair to execute.

113

114

115

116

117

118

On MOTION by Mr. Peshkin and seconded by Mr. Hays, with Mr. Hays, Mr. Peshkin, Mr. Sweater and Mr. Watson in favor and Mr. LaBoe dissenting, the Superior Asphalt, Inc., Construction Agreement for Placement of Final Lift of Asphalt and Ratification of Execution by the Chair, was approved. (Motion passed 4-1)

119

120

121 **SEVENTH ORDER OF BUSINESS**

**Update: Stormwater Reporting
Requirements [15 minutes]**

122

123

124 **A. New Legislation**

125 **B. Documents to Complete**

126 **C. Correspondence and Conference Call Notes (District Engineer, CDD Board
127 Representative and District Manager)**

- 128 • **AM Engineering, LLC, Proposal for Stormwater Needs Analysis, AME Job-**
- 129 **VANG015CDD [\$10,000.00]**

130 These items were included for informational purposes.

131 Ms. Cerbone provided an update regarding the newly required 20-year Stormwater and
132 Wastewater Needs Analysis; the first must be submitted by June 30, 2022 and then every five
133 years thereafter. She reviewed Items 7B and 7C and presented the AM Engineering, LLC,
134 Proposal for Stormwater Needs Analysis in the amount of \$10,000.

135 Discussion ensued regarding the stormwater reporting requirement, scope of work,
136 District Engineer's proposal and cost of the report. Ms. Cerbone recapped the following:

137 ➤ The Board would prefer to defer approval of the Engineer's proposal, pending the
138 provision of additional information regarding the scope of work and whether the \$10,000 fee is
139 a not-to-exceed amount or if it is a lump sum.

140 ➤ At the next meeting, Ms. Cerbone would provide the amounts that other CDDs are
141 being charged for the needs Analysis Report.

142 ➤ Ms. Cerbone would email the HOA Property Manager and ask for the list of the officers
143 of the Stormwater Association and request that the email response include all Board Members.

144

145 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of September 30, 2021**

146

147

148 This item was presented following the Fifth Order of Business.

149

150 **NINTH ORDER OF BUSINESS**

**Approval of September 22, 2021 Regular
Minutes**

151

152

153 This item was presented following the Fifth Order of Business.

154

155 **BUSINESS ITEMS**

156 **TENTH ORDER OF BUSINESS**

**Consideration of Fourth Amendment to
the Maintenance Agreement with Toscana
Isles Master Association, Inc., and Toscana
Isles Stormwater Maintenance Association,
Inc. [5 minutes]**

157

158

159

160

161

162 Ms. Cerbone recalled that, at a previous meeting, there were concerns about liability
163 and indemnification regarding the Fourth Amendment to the Maintenance Agreement. She
164 stated that Mr. Watson participated on a call with District Staff and officials from Egis and the
165 Master Association to discuss the issues with the Agreement.

166 It was agreed that Ms. Steinerts would update the language in the Agreement and
167 present it at the next meeting.

168 This item was deferred.

169

170 **ELEVENTH ORDER OF BUSINESS**

STAFF REPORTS

171

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

173 There was nothing further report.

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

175 There was no report.

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

177 Ms. Cerbone urged Board Members who have not been receiving Management's emails
178 to report it to Ms. Gillyard in Administrative Services and to check their spam folders.

- 179 • **NEXT MEETING DATE: December 8, 2021 at 10:00 A.M., Offices of Vanguard**
180 **Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238**

- 181 ○ **QUORUM CHECK**

182 The Board agreed to cancel the December meeting if it is not needed and meet in
183 January. The Board would be informed of the meeting date once the agenda has been
184 prepared.

185

186 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

187

188 There were no Board Members' comments or requests.

189

190 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

191

192 No members of the public spoke.

193

194 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

195

196 There being nothing further to discuss, the meeting adjourned.

197

198 **On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the**
199 **meeting adjourned at 10:32 a.m.**

200
201
202
203
204
205

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8



November 30, 2021

Via E-Mail: cerbonec@whhassociates.com

Ms. Cindy Cerbone
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

RE: STORMWATER NEEDS ANALYSIS – TOSCANA ISLES
AME JOB – VANG0015CDD

Dear Cindy:

The Additional Services will cover the following:

1. Toscana Isles Stormwater Needs Analysis – \$10,000.
 - a. 20 Year Needs Analyses as required per the Office of Economic & Demographic Research The Florida Legislature Stormwater & Wastewater 20-year Needs Analysis template (attached as Exhibit “A”) to include:
 - i. submission of the final draft Analysis to the CDD Manager and Board Supervisor appointed to oversee this Needs Analysis for review and comment, and time address any applicable comments.
 - ii. attendance of at least one Board meeting to review your analysis prior to submission to the County, and time to incorporate any credible/justified comments the Board has (which should be minimal, if any). The final draft of the analysis will be provided a week ahead of the May 2022 meeting (or sooner if completed ahead of time) to allow time to incorporate comments into the analysis (if needed) and submitted prior to the end of June 2022.
 - iii. Two site visits/meetings are included.
 - iv. CDD will need to provide O&M information, budget data and projections
 - v. Develop present worth analyses and infrastructure mapping.

We propose to furnish the above services **for a lump sum amount not to exceed Ten Thousand Dollars (\$10,000)**, billed monthly on an hourly basis in accordance with the attached Fee Schedule. This amount does not include reimbursable costs such as printing, express mail, aerial photographs, plats, reference materials, survey supplies, etc., which will be billed directly to the project at cost, where applicable.

Respectfully

AM ENGINEERING, LLC

D. Shawn Leins, P.E.
President

EXHIBIT A

Office of Economic & Demographic Research The Florida Legislature



Subscribe to this page (?).

Stormwater & Wastewater 20-Year Needs Analyses

Sections 403.9301 and 403.9302, Florida Statutes, (see [Chapter 2021-194](#), Laws of Florida), direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years.

For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027.

The templates are provided in two formats. First, a workbook has been developed in EXCEL that should be downloaded and completed for actual submission. The accompanying PDF's are text only, and are only provided for easy reference. Otherwise, the two documents match. County instructions for compiling all local submissions for final transfer to EDR will be coming soon. All questions should be directed to: [EDR Natural Resources](#).

Stormwater (s. 403.9302, F.S.)

- Stormwater Template for Needs Analysis
 - [EXCEL Workbook for Submission](#) [xlsx] - October 8, 2021
 - Optional Growth Rate Schedules - Coming Soon
 - [PDF Version for Reference](#) [pdf] - revised October 8, 2021; replaces September 1, 2021 version
 - Stormwater Template Overview - August 20, 2021
- FAQs - Coming Soon
- Glossary - Coming Soon

Wastewater (s. 403.9301, F.S.)

- Template - Coming Soon

Last Revised: October 8, 2021



[Consensus Estimating Conferences](#) | [Revenues](#) | [Long-Range Financial Outlook](#) | [Economy](#) | [Population & Demographics](#) | [Resource Demand](#) | [Local Government](#) | [Return on Investment](#) | [Natural Resources & Infrastructure](#) | [State Data Center & Census Products](#) | [Presentations](#) | [Special Research Projects](#) | [Constitutional Amendments](#) | [Statewide Policy Analysis Tools](#) | [Conference Support](#)

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**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS
ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vector/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

Specify:
 Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
 If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 If yes, please provide a link if available:
 If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9



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- Palm Coast
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- Pensacola
- Rockledge
- Sarasota
- St. Petersburg
- Tampa
- Tifton
- West Palm Beach

November 11, 2021

Toscana Isles Community Development District
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Attention: Alexander Hays, Toscana Isles Community Development District ("CDD")

Reference: **GEOTECHNICAL CONSULTING SERVICES**
Existing Roadways Pavement Evaluation
Toscana Isles Subdivision
Venice, Florida
UES Project No.: 1130.2100437.0000
UES Report No. 16151

Dear Mr. Hays:

Universal Engineering Sciences, Inc. (UES) has completed the pavement cores, evaluation and observation, and also hand augers and piezometers for the above referenced project. The scope of our work was planned in conjunction with and authorized by you.

PROJECT INFORMATION

The project is an existing residential subdivision with asphalt pavement roadways and infrastructure. We understand the subdivision roadways were constructed at various times and completed our review and observation of two sections of roadway within Toscana Isles. The two sections of roadway investigated were the curve along Maraviya in front of the dog park and the southern half of Pescador Place. Our review was to determine if these roadway sections were experiencing a failure or other degradation and to recommend remedial action, if required.

FIELD EXPLORATION

On August 24, 2021 and September 23, 2021, UES took two sets of four (4) roadway core samples each to inspect the condition of the materials utilized in the construction of the roadways. The locations of each core sample and results are attached hereto as Exhibit A.

1748 Independence Boulevard, Suite B-6, Sarasota, FL 34234 • (941) 358-7410
www.UniversalEngineering.com



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On July 28, 2021 and September 16, 2021 UES performed site visits and observed the existing roadway pavement along the roadway sections in question. We verified that the existing underdrains in the two (2) areas in question were operating properly by reviewing camera footage and ascertained groundwater levels by installing piezometers. Piezometer locations are attached to this letter as Exhibit B.

Finally, a layout of previously installed underdrains is attached hereto as Exhibit C.

SUMMARY

Based on the aforementioned reviews and testing, the two sections of roadway in question appear to have experienced high ground water levels in the past. Our review of specifications, previous test data and our additional core samples did not indicate any deficiencies in roadway design, materials or construction of the roadway elements. It is our professional opinion that the ground water levels were the main factor contributing to these deficiencies. These high ground water levels have resulted in damage to the surface layer of asphalt as evidenced by the apparent staining and rippling. If the underlying cause of the damage were to remain uncorrected, it is likely the staining and rippling would worsen and result in the eventual failure of the roadway.

Based on our field observations in these areas post-construction, additional underdrain installation is recommended. These underdrains should serve to lower ground water levels in the locally affected area. Similar to the roadway section in front of the dog park, we've noted in general, roadways immediately adjacent to berms become susceptible to the same high ground water levels. As a precaution against future damage, we recommend installation of underdrains from each inlet adjacent to a berm. More specifically, we recommend installing underdrains at the locations and lengths highlighted in green on the plan attached hereto as Exhibit D. UES understand that at the time of writing this report the recommended underdrain installation is in progress.

In order to restore a smooth finished roadway surface, UES recommends milling and resurfacing the roadways to a depth of 1" upon completion of the recommended underdrain installation. As noted in report 1130.15499, the observed irregularities along the Maraviya roadway section may also be the result of insufficient compaction at the time the asphalt was placed. Since sufficient time and traffic will have now provided the necessary compaction, the resurfacing listed above is an appropriate remediation for this area. The recommended areas for mill and resurface are attached hereto as Exhibit E. UES can provide construction observation services to help ensure proper placement of the resurfaced asphalt.

In our professional opinion, the remediation described above will correct the noted deficiencies and the roadway should function per the intended design.

We appreciate the opportunity to have worked with you on this project. Please do not hesitate to contact us if you should have any questions, or if we may further assist you.

1748 Independence Boulevard, Suite B-6, Sarasota, FL 34234 • (941) 358-7410
www.UniversalEngineering.com



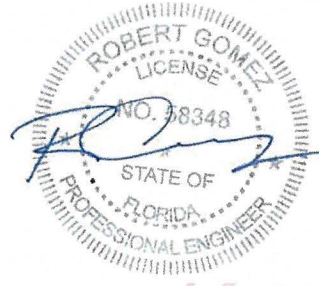
UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.
Certificate of Authorization Number 549

Akhil Reddy Lebaka
Staff Engineer



Robert Gomez
2021.11.16
13:05:39 -05'00'

Robert Gomez, P.E. #58348
Branch Manager

Exhibits:

- Core Location Plans
- Piezometer Location Plans
- Installation of Existing Underdrains
- Installation of New Underdrains
- Mill and resurface plans

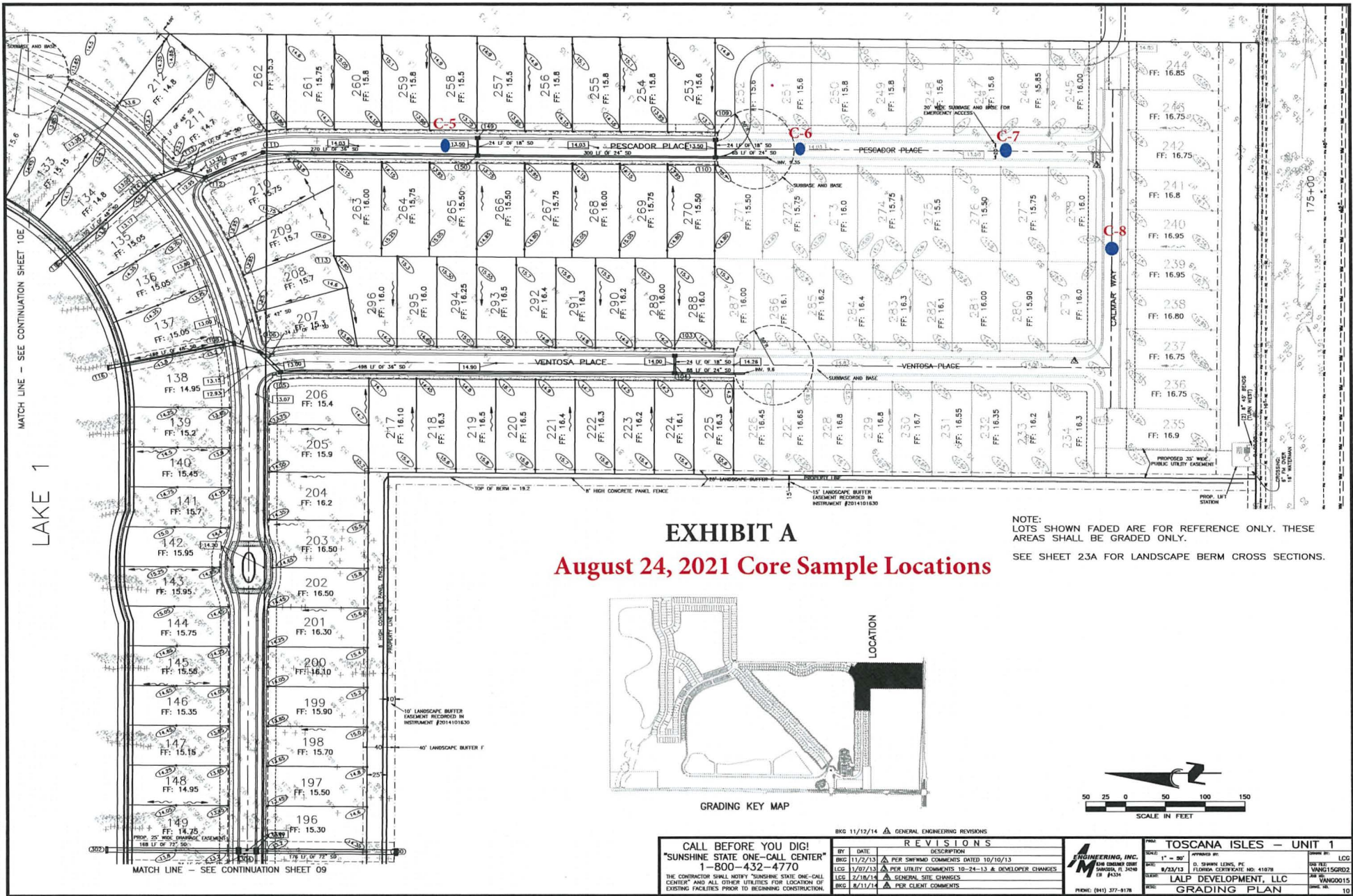
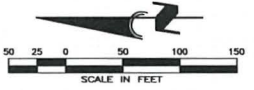
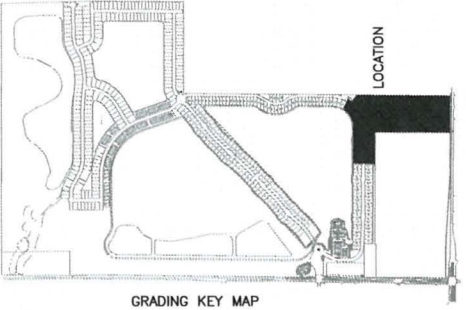


EXHIBIT A
August 24, 2021 Core Sample Locations

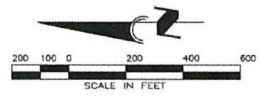
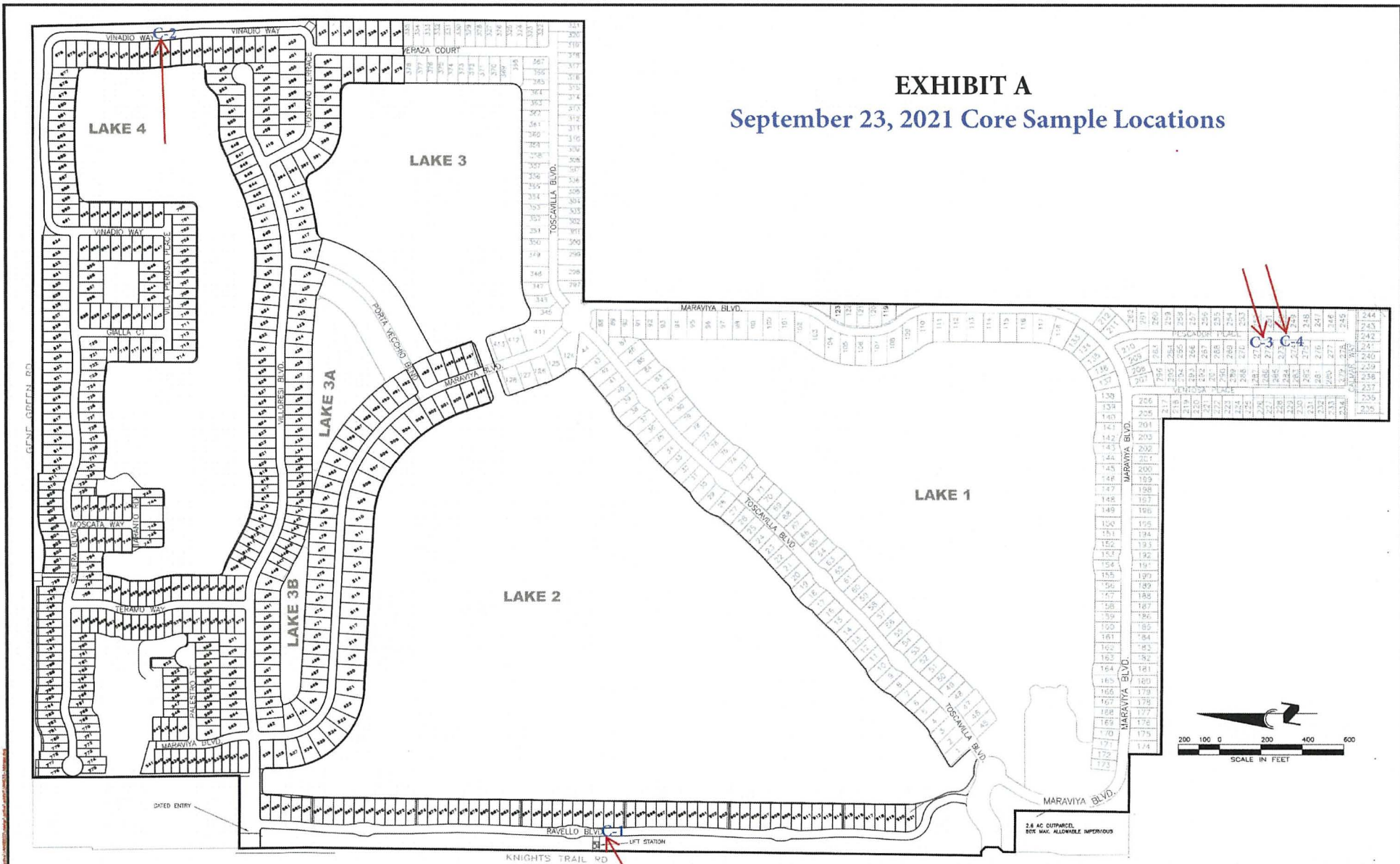
NOTE:
 LOTS SHOWN FADED ARE FOR REFERENCE ONLY. THESE
 AREAS SHALL BE GRADED ONLY.
 SEE SHEET 23A FOR LANDSCAPE BERM CROSS SECTIONS.



CALL BEFORE YOU DIG! "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770		REVISIONS BY DATE DESCRIPTION BKG 11/22/13 PER SHEET COMMENTS DATED 10/10/13 LEE 11/07/13 PER UTILITY COMMENTS 10-24-13 & DEVELOPER CHANGES LEE 2/18/14 GENERAL SITE CHANGES BKG 8/11/14 PER CLIENT COMMENTS		PROJECT: TOSCANA ISLES - UNIT 1 SCALE: 1" = 30' DATE: 8/23/13 CLIENT: LALP DEVELOPMENT, LLC DRAWN BY: WANG0015 CHECKED BY: WANG0015 PROJECT NO.: 18-000015	
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.		ENGINEERING, INC. 18000 W. UNIVERSITY BLVD. SUITE 100 BOCA RATON, FL 33433 PHONE: (954) 377-9178		APPROVED BY: D. SHAWH LEUNG, PE FLORIDA CERTIFICATE NO. 41878 TOSCANASISLES02	

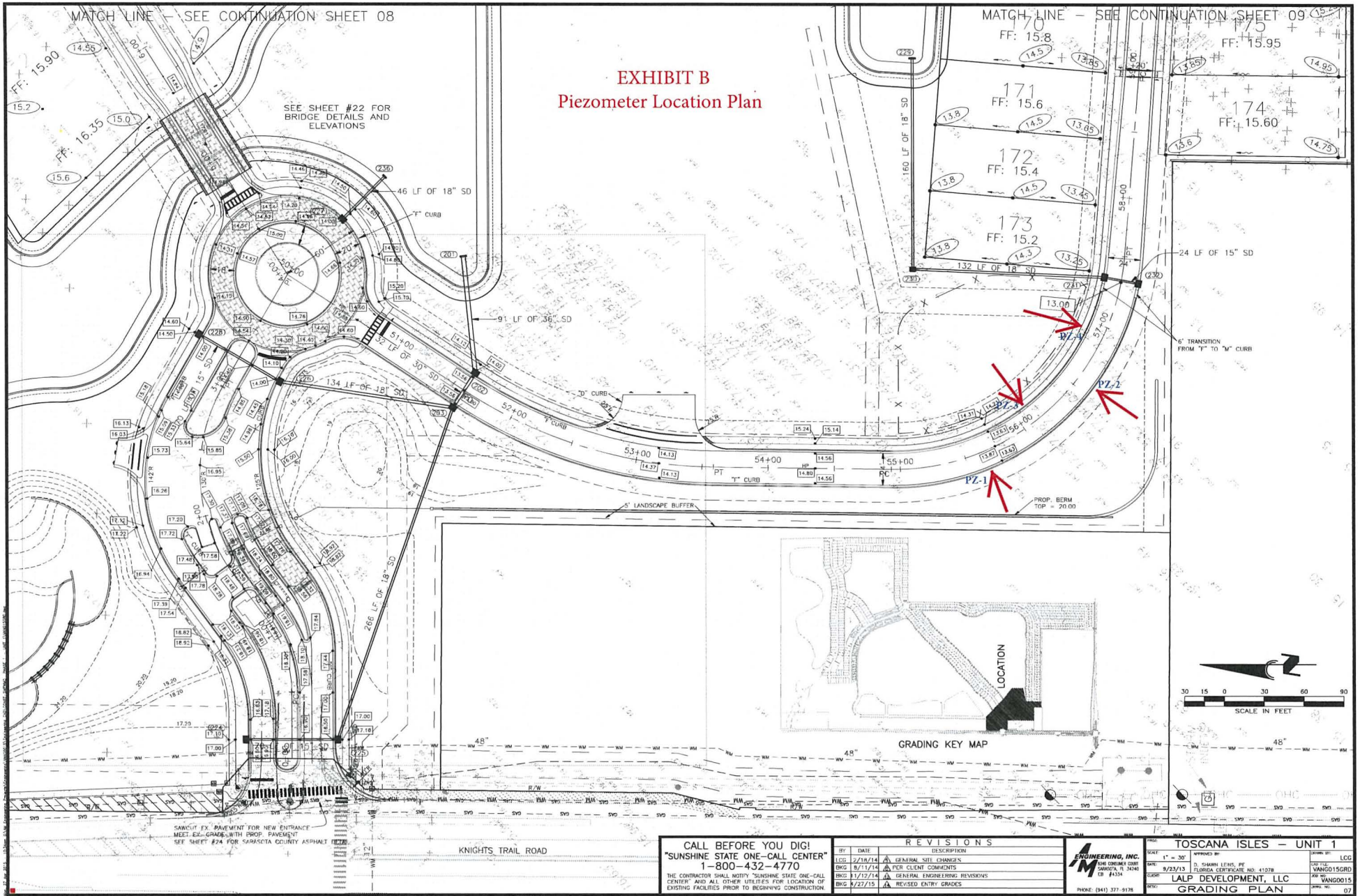
EXHIBIT A

September 23, 2021 Core Sample Locations



<p>CALL BEFORE YOU DIG! "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770</p> <p><small>THE CONSTRUCTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.</small></p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	DATE	REVISIONS	DESCRIPTION									<p style="text-align: center;">ENGINEERING, INC.</p> <p style="text-align: center;"><small>ONE SHARON BLVD. SUNSHINE, FL 34085 888 434-4344</small></p> <p style="text-align: center;"><small>PHONE: (841) 317-8178</small></p>	<p style="text-align: center;">TOSCANA ISLES, UNIT 2</p> <p style="text-align: center;"><small>SCALE: 1" = 200'</small></p> <p style="text-align: center;"><small>DATE: 2/01/18</small></p> <p style="text-align: center;"><small>PROJECT: LALP DEVELOPMENT, LLC</small></p> <p style="text-align: center;"><small>ADDRESSING PLAN</small></p>
BY	DATE	REVISIONS	DESCRIPTION													

EXHIBIT B
Piezometer Location Plan



CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

BY	DATE	DESCRIPTION
LDG	2/18/14	GENERAL SITE CHANGES
BKG	8/11/14	PER CLIENT COMMENTS
BKG	11/17/14	GENERAL ENGINEERING REVISIONS
BKG	2/27/15	REVISED ENTRY GRACES

M ENGINEERING, INC.
 2400 CHERRY CREEK
 GAINESVILLE, FL 34304
 PHONE: (354) 377-5178

TOSCANA ISLES - UNIT 1	
SCALE: 1" = 30'	DATE: 9/23/13
APPROVED BY: D. SHAWN LEWIS, PE	FLORIDA CERTIFICATE NO. 41578
CLIENT: LALP DEVELOPMENT, LLC	PROJECT NO: WANG0015
DESIGNER: GRADING PLAN	SHEET NO: 07

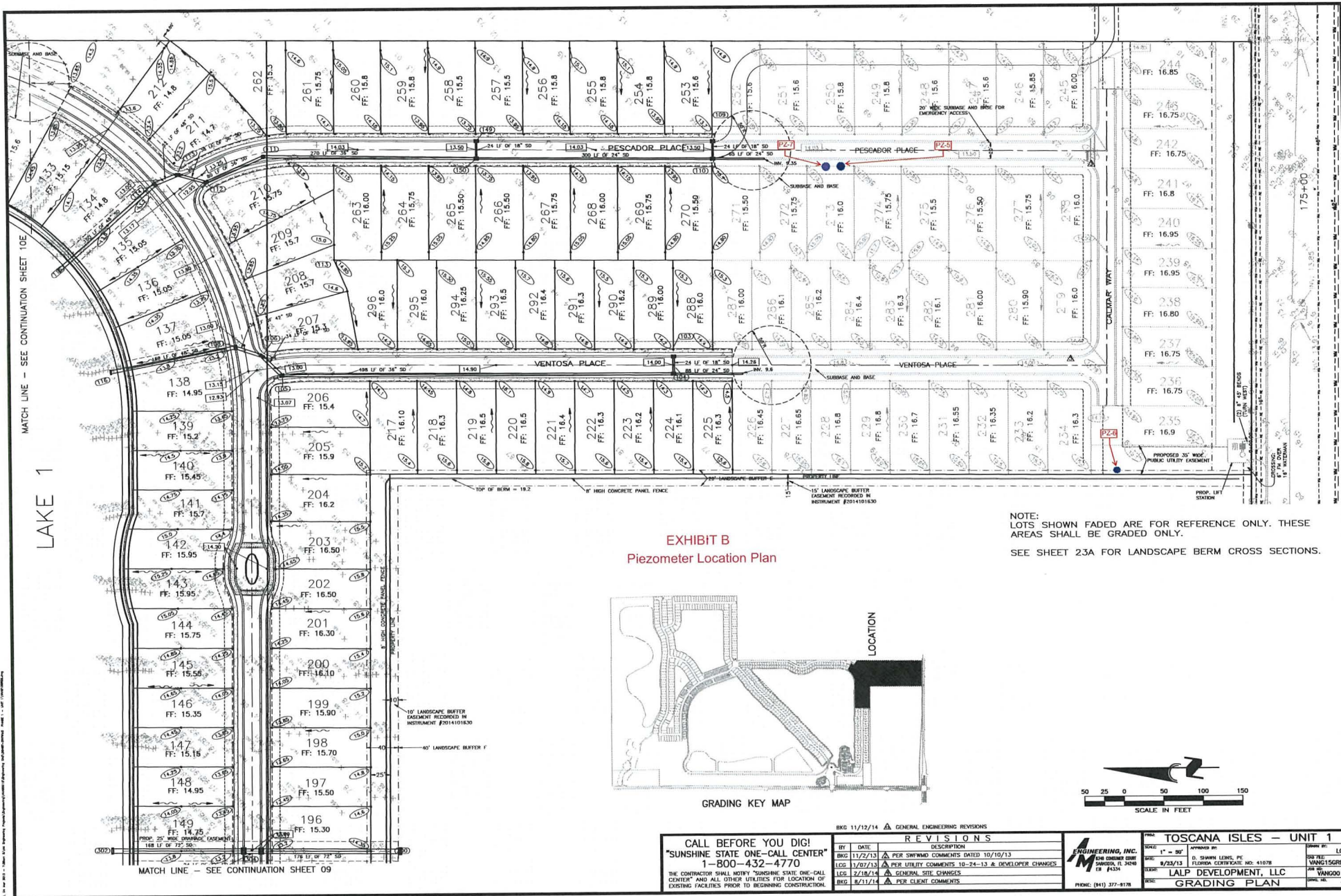
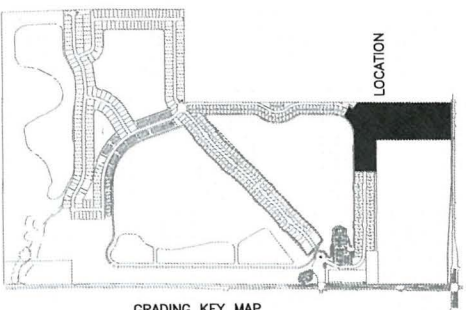
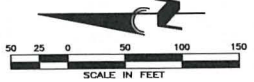


EXHIBIT B
Piezometer Location Plan



NOTE:
LOTS SHOWN FADED ARE FOR REFERENCE ONLY. THESE AREAS SHALL BE GRADED ONLY.
SEE SHEET 23A FOR LANDSCAPE BERM CROSS SECTIONS.



<p>CALL BEFORE YOU DIG! "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770</p> <p>THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>ENG</td> <td>11/2/13</td> <td>PER SWFWD COMMENTS DATED 10/10/13</td> </tr> <tr> <td>LCD</td> <td>1/07/13</td> <td>PER UTILITY COMMENTS 10-24-13 & DEVELOPER CHANGES</td> </tr> <tr> <td>LCD</td> <td>2/18/14</td> <td>GENERAL SITE CHANGES</td> </tr> <tr> <td>ENG</td> <td>8/11/14</td> <td>PER CLIENT COMMENTS</td> </tr> </tbody> </table>		BY	DATE	DESCRIPTION	ENG	11/2/13	PER SWFWD COMMENTS DATED 10/10/13	LCD	1/07/13	PER UTILITY COMMENTS 10-24-13 & DEVELOPER CHANGES	LCD	2/18/14	GENERAL SITE CHANGES	ENG	8/11/14	PER CLIENT COMMENTS	<p>PROJECT: TOSCANA ISLES - UNIT 1</p> <p>SCALE: 1" = 30'</p> <p>DESIGNED BY: A. SHANN LINGS, P.E. FLORIDA CERTIFICATE NO. 41078</p> <p>DATE: 9/23/13</p> <p>CLIENT: LALP DEVELOPMENT, LLC</p> <p>PROJECT NO.: WANG00015</p> <p>DATE: 9/23/13</p> <p>SCALE: 1" = 30'</p> <p>PROJECT: TOSCANA ISLES - UNIT 1</p> <p>SCALE: 1" = 30'</p> <p>DESIGNED BY: A. SHANN LINGS, P.E. FLORIDA CERTIFICATE NO. 41078</p> <p>DATE: 9/23/13</p> <p>CLIENT: LALP DEVELOPMENT, LLC</p> <p>PROJECT NO.: WANG00015</p> <p>DATE: 9/23/13</p> <p>SCALE: 1" = 30'</p>	
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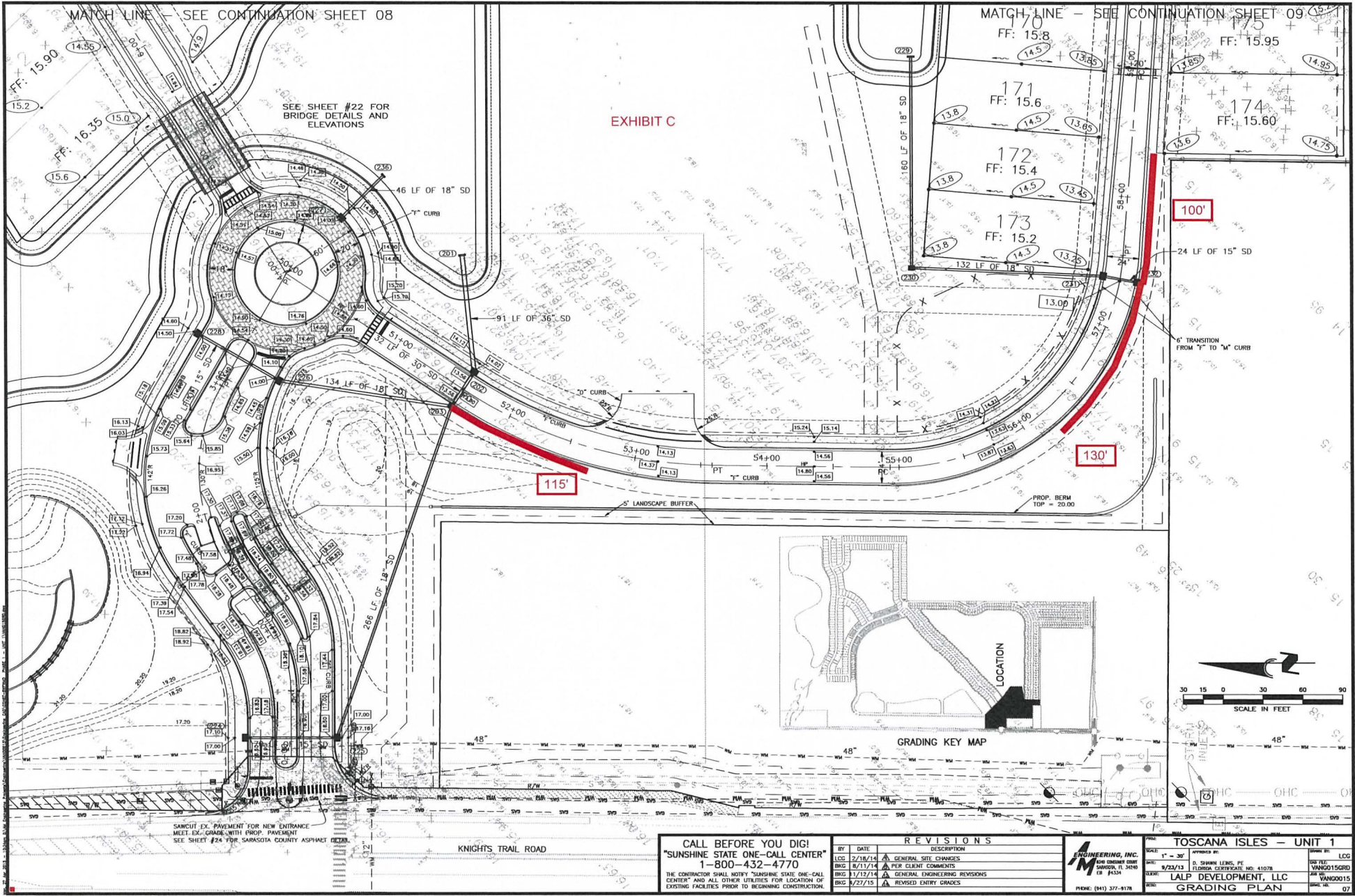


EXHIBIT C

MATCH LINE - SEE CONTINUATION SHEET 08

MATCH LINE - SEE CONTINUATION SHEET 09

SEE SHEET #22 FOR BRIDGE DETAILS AND ELEVATIONS

SAWCUT EX. PAVEMENT FOR NEW ENTRANCE MEET EX. GRADE WITH PROP. PAVEMENT SEE SHEET #24 FOR SARASOTA COUNTY ASPHALT

KNIGHTS TRAIL ROAD

CALL BEFORE YOU DIG!
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 1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

BY	DATE	DESCRIPTION
LEG	2/18/14	GENERAL SITE CHANGES
BRG	6/11/14	PER CLIENT COMMENTS
BRG	11/12/14	GENERAL ENGINEERING REVISIONS
BRG	2/27/15	REVISED ENTRY GRADES

ENGINEERING, INC.
 400 ORCHARD COURT
 SARASOTA, FL 34234
 PHONE: (941) 377-9178

TOSCANA ISLES - UNIT 1

SCALE: 1" = 30'

APPROVED BY: D. SHAWN LEMUS, P.E.
 FLORIDA CERTIFICATE NO. 41078

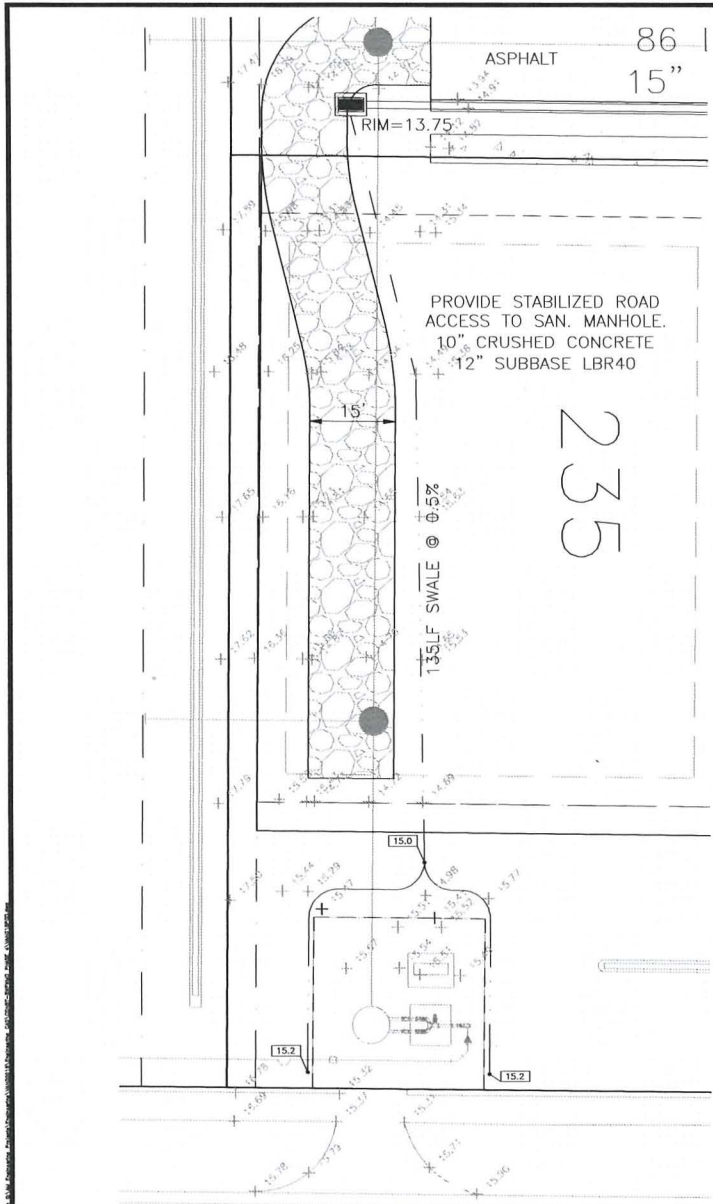
DATE: 8/23/15

CLIENT: LALP DEVELOPMENT, LLC

PROJECT: GRADING PLAN

DATE: 8/27/15

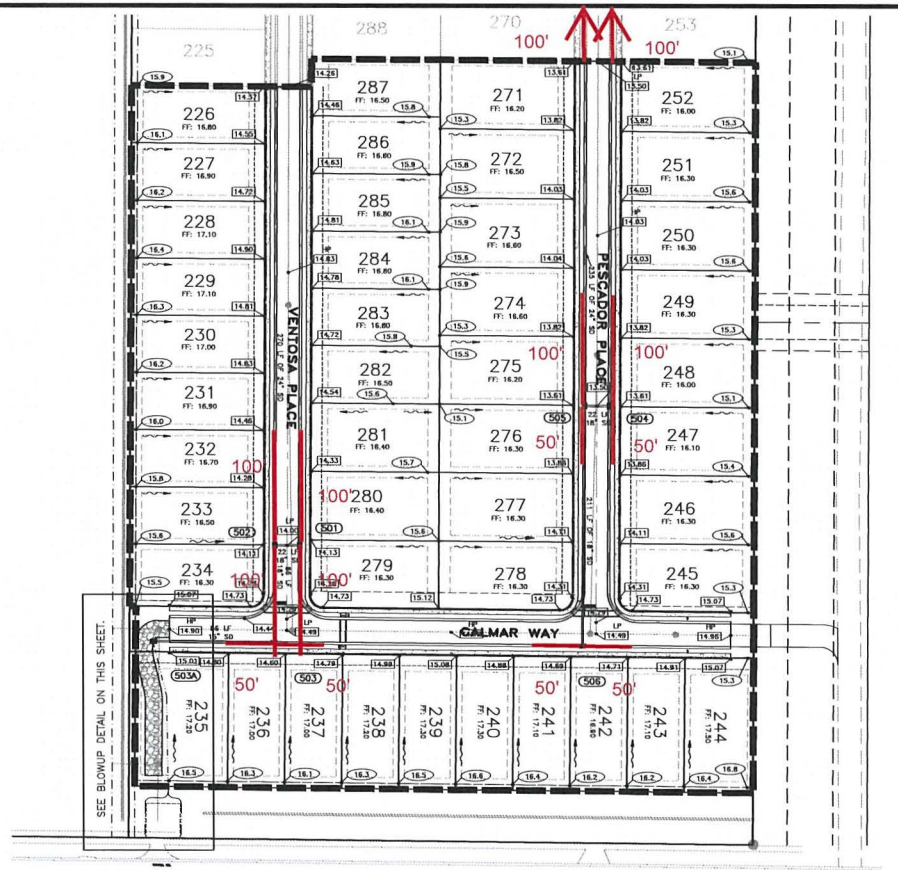
ISSUE NO: LCC
 DRAWING NO: VANG0015GRD
 DATE: VANG0015
 DATE: 07



LAUREL RD.
EXISTING LIFT STATION GRADING DETAIL
SCALE: 1"=10'

PROPOSED STORM SEWER INDEX

STRUCTURE NUMBER	DESCRIPTION	TYPE	RIM/INVERT ELEVATION	NORTH INVERT	SOUTH INVERT	EAST INVERT	WEST INVERT	COMMENTS
501	VALLEY INLET	SEE DETAIL	13.78	--	--	--	10.75	
502	VALLEY INLET	SEE DETAIL	13.78	10.00	10.50	10.50	--	
503	VALLEY INLET	SEE DETAIL	14.31	11.00	--	--	11.25	
503A	INLET	FOOT "C"	13.73	--	--	11.50	--	
504	INLET	SEE DETAIL	13.28	--	--	--	10.10	
505	INLET	SEE DETAIL	12.58	10.00	10.00	10.00	--	
506	VALLEY INLET	SEE DETAIL	14.32	11.00	--	--	--	
536	PVC SUPPORT	SEE DETAIL	--	--	8.00	--	--	
536	VALLEY INLET	SEE DETAIL	12.76	9.25	9.40	--	--	
537	VALLEY INLET	SEE DETAIL	12.76	9.50	--	--	--	
538	PVC SUPPORT	SEE DETAIL	--	--	8.00	--	--	
539	VALLEY INLET	SEE DETAIL	12.76	9.25	9.40	--	--	
540	VALLEY INLET	SEE DETAIL	12.76	9.50	--	--	--	
541	PVC SUPPORT	SEE DETAIL	--	--	8.00	--	--	
542	INLET	SEE DETAIL	12.76	--	--	9.40	9.35	
543	VALLEY INLET	SEE DETAIL	12.76	--	--	--	9.50	



CALL BEFORE YOU DIG!
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1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS

BY	DATE	DESCRIPTION
ENG	2/20/17	REVISIONS PER CITY OF VOICES 2/20/17

ENGINEERING, INC.
10000 W. BOYD BLVD.
SUITE 100
FORT WORTH, TX 76134
PHONE: (817) 377-8178

TOSCANA ISLES UNITS I AND II, PHASE 4
DESIGNED BY: [Signature]
DATE: 9/08/16
PROJECT: LALP DEVELOPMENT, LLC
SHEET: PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=50'
DATE: 9/08/16
DRAWN BY: WANG0015
CHECKED BY: WANG0015
DATE: 9/08/16

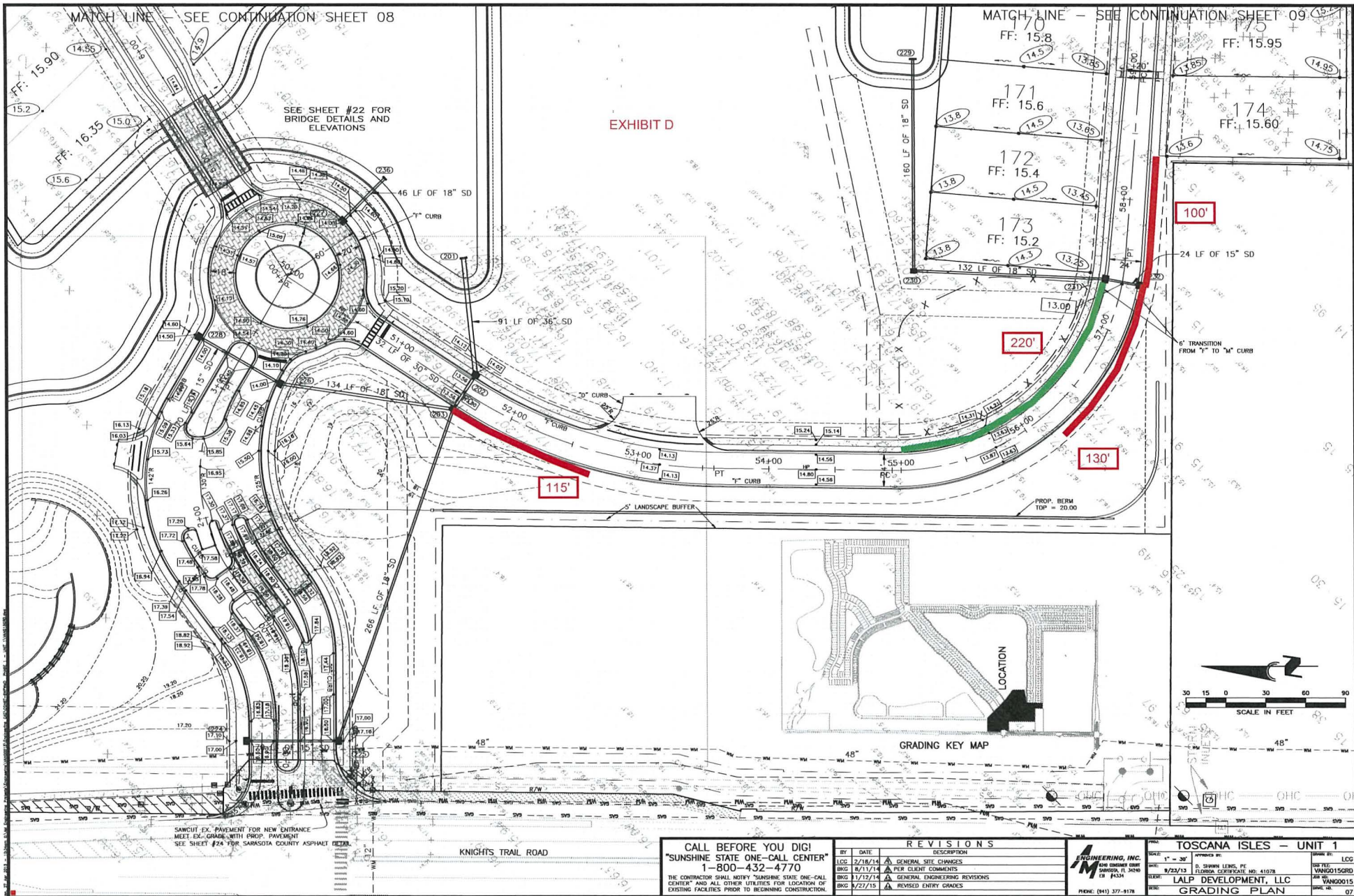


EXHIBIT D

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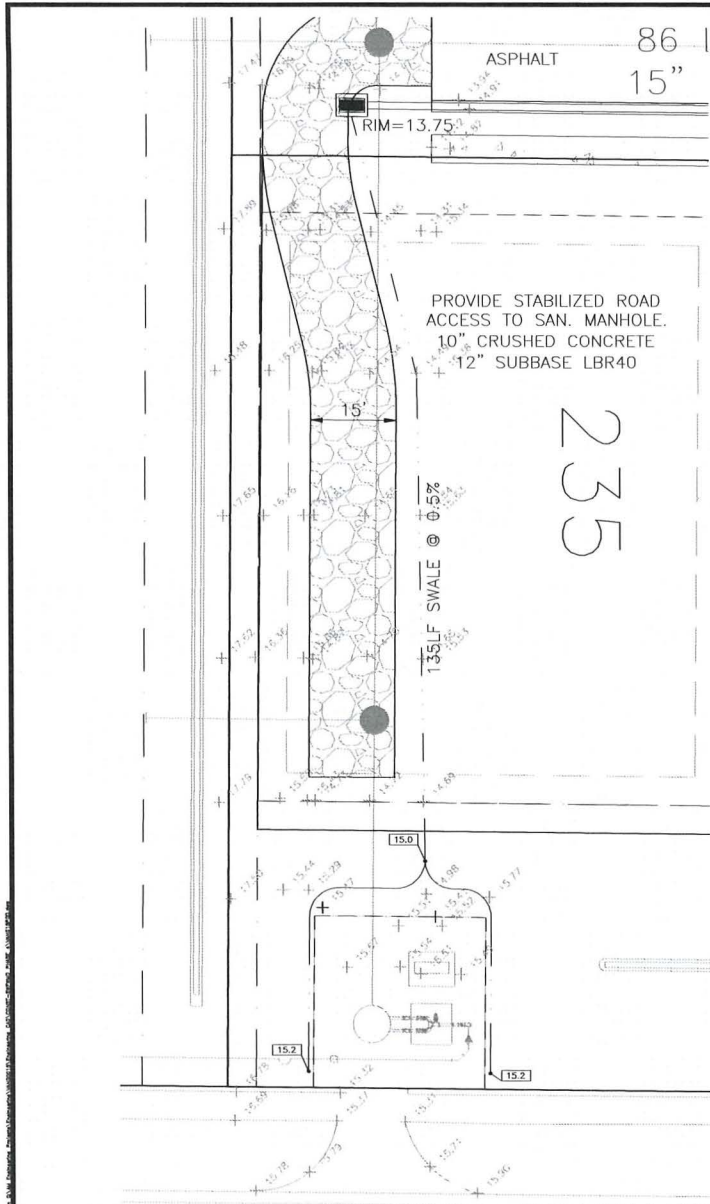
KNIGHTS TRAIL ROAD

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REV	DATE	DESCRIPTION
LEO	2/18/14	GENERAL SITE CHANGES
BRG	8/11/14	PER CLIENT COMMENTS
BRG	11/12/14	GENERAL ENGINEERING REVISIONS
BRG	1/22/15	REVISED ENTRY GRADES

M ENGINEERING, INC.
 ONE COMMON CENTER
 TAMPA, FL 33604
 PHONE: (813) 377-9178

TOSCANA ISLES - UNIT 1
 SCALE: 1" = 30'
 APPROVED BY: [Signature]
 DATE: 8/23/15
 CLIENT: LALP DEVELOPMENT, LLC
 PROJECT: GRADING PLAN
 SHEET NO: 07



LAUREL RD.
EXISTING LIFT STATION GRADING DETAIL
SCALE: 1"=10'

PROPOSED STORM SEWER INDEX								
STRUCTURE NUMBER	DESCRIPTION	TYPE	INV./GRADE ELEVATION	NORTH INVERT	SOUTH INVERT	EAST INVERT	WEST INVERT	COMMENTS
501	VALLEY	SEE DETAIL	13.78	-	-	-	10.75	
502	VALLEY	SEE DETAIL	13.78	10.00	10.50	10.50	-	
503	VALLEY	SEE DETAIL	14.31	11.00	-	-	11.25	
503A	INLET	FLOOR "L"	13.75	-	-	11.50	-	
504	VALLEY	SEE DETAIL	13.28	-	-	-	10.16	
505	INLET	SEE DETAIL	13.28	10.00	10.00	10.00	-	
506	VALLEY	SEE DETAIL	14.25	11.00	-	-	-	
535	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
536	VALLEY	SEE DETAIL	12.78	9.25	9.40	-	-	
537	VALLEY	SEE DETAIL	12.78	9.50	-	-	-	
538	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
539	VALLEY	SEE DETAIL	12.78	9.25	9.40	-	-	
540	VALLEY	SEE DETAIL	12.78	9.50	-	-	-	
541	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
542	VALLEY	SEE DETAIL	12.78	-	-	9.40	8.35	
543	VALLEY	SEE DETAIL	12.78	-	-	-	8.50	

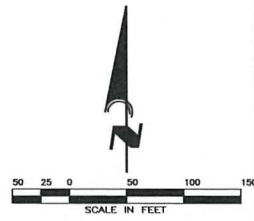
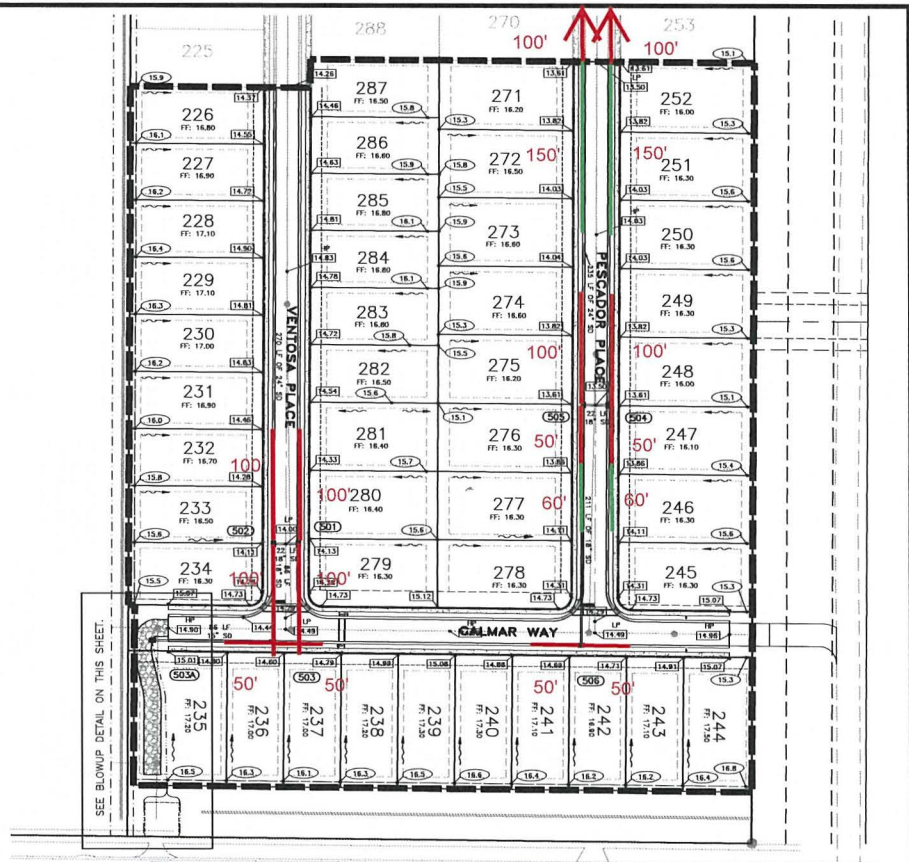
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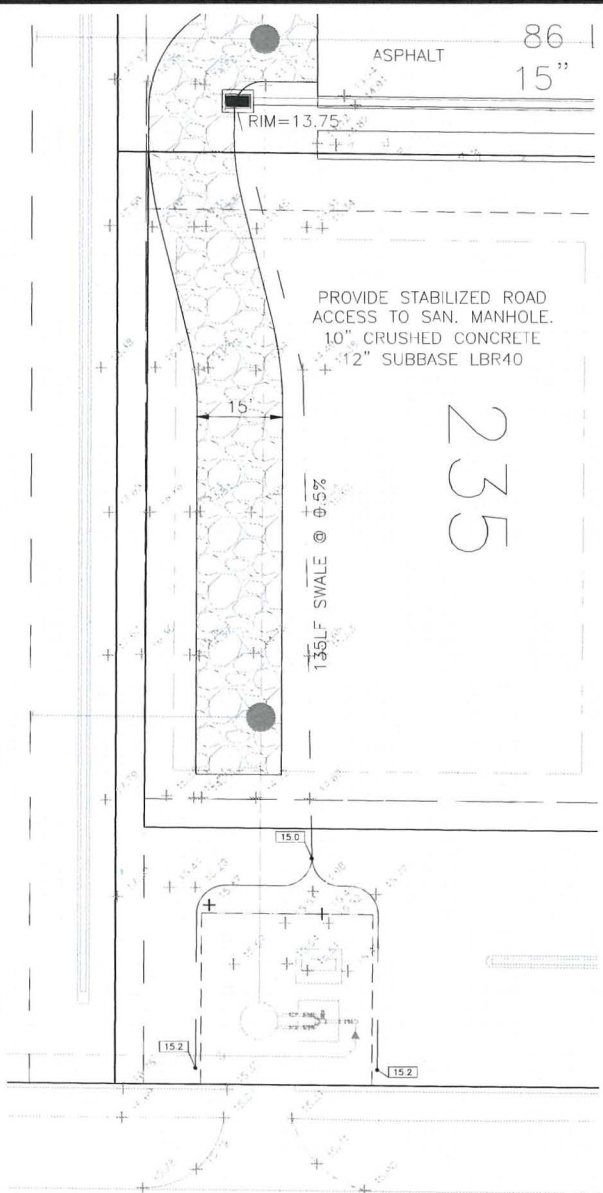
REVISIONS		
BY	DATE	DESCRIPTION
AS	2/07/17	REVISIONS PER CITY OF NOVA 2/03/17

AM ENGINEERING, INC.
10000 W. COUNTY ROAD
SUNSHINE, FL 32754
PHONE: (941) 377-8178

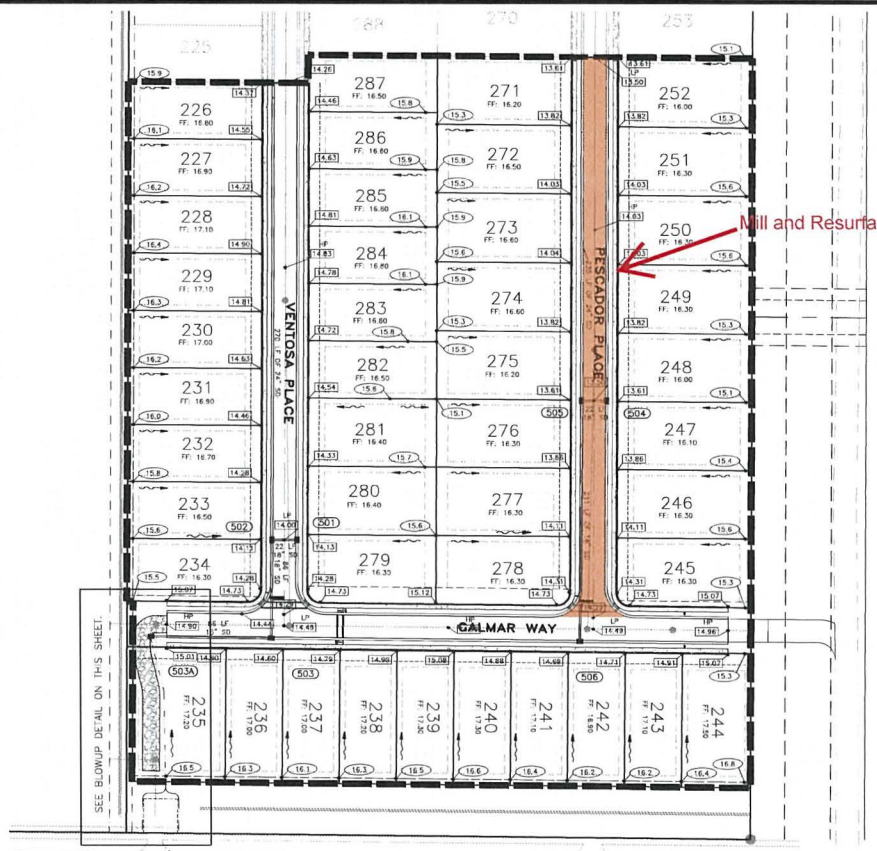
PROJECT: TOSCANA ISLES UNITS I AND II, PHASE 4
SCALE: 1"=50'
DATE: 8/06/18
DRAWN BY: LALP DEVELOPMENT, LLC
CHECKED BY: PAVING, GRADING & DRAINAGE PLAN

APPROVED BY: [Signature]
DATE: [Date]
DRAWN BY: [Signature]
CHECKED BY: [Signature]





LAUREL RD.
EXISTING LIFT STATION GRADING DETAIL
SCALE: 1"=10'



SEE BLOWUP DETAIL ON THIS SHEET.

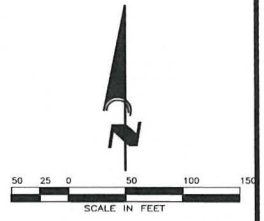
Mill and Resurface

PROPOSED STORM SEWER INDEX								
STRUCTURE NUMBER	DESCRIPTION	TYPE	RIM/DATE ELEVATION	NORTH INVERT	SOUTH INVERT	EAST INVERT	WEST INVERT	COMMENTS
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503A	INLET	FOOT "C"	13.75	-	-	11.50	-	
504	VALLEY INLET	SEE DETAIL	13.28	-	-	-	10.50	
505	VALLEY INLET	SEE DETAIL	13.58	10.00	10.00	10.00	-	
506	INLET	SEE DETAIL	14.30	11.00	-	-	-	
525	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
526	VALLEY INLET	SEE DETAIL	12.76	9.25	9.40	-	-	
527	VALLEY INLET	SEE DETAIL	12.76	9.50	-	-	-	
528	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
529	VALLEY INLET	SEE DETAIL	12.76	9.25	9.40	-	-	
540	VALLEY INLET	SEE DETAIL	12.76	9.50	-	-	-	
541	PIPE SUPPORT	SEE DETAIL	-	-	8.00	-	-	
542	VALLEY INLET	SEE DETAIL	12.76	-	-	9.40	9.35	
543	VALLEY INLET	SEE DETAIL	12.76	-	-	-	9.50	

REVISIONS		
BY	DATE	DESCRIPTION
BKG	2/07/17	REVISIONS PER CITY OF VENICE 2/03/17



PROJECT: TOSCANA ISLES UNITS I AND II, PHASE 4
 SCALE: 1"=50'
 APPROVED BY: [Signature]
 DATE: 8/08/18
 FLORIDA CERTIFICATE NO: 41078
 CLIENT: LALP DEVELOPMENT, LLC
 DRAWN BY: BKG
 CHECKED BY: WANG15FGD
 DATE: [Blank]
 PROJECT NO: WANG0015
 SHEET NO: 78



CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

November 9, 2021
Project 210778

Via Electronic Mail

Mr. Alexander Hays
Toscana Isles Community Development District
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**Re: Accidental release of hydraulic fluid onto the road
Toscana Isles Community Development District
Nokomis, Sarasota County, FL 34275**

Dear Alex:

Environmental Consulting & Technology, Inc. (ECT) is providing this Letter of Opinion regarding the accidental release of hydraulic fluid onto the roadway system within the Toscana Isles Community Development District (CDD), located in Nokomis, Florida. Outlined below are the events that occurred as conveyed to ECT personnel on October 21, 2021.

1. An accidental hydraulic fluid release occurred on October 4, 2021, from a front-end loader that was being relocated on site from the northern portion of the CDD to the southern portion. The loader is owned/operated by a contractor, Rusty Plumbing, Inc.
2. The accidental hydraulic fluid release was caused by a ruptured hydraulic line and was believed to be no greater than 15 gallons based upon the capacity of the hydraulic reservoir and the fluid remaining.
3. The release was on an internal asphalt-paved and concrete paver roadway system within the CDD and extends for approximately 9,100 linear feet.
4. The release appears to have resulted in a trail entirely within the asphalt-paved roadway system and is restricted to a width of 12-18 inches.
5. There is a linear stain that of consistent width that indicates no pooling or accumulation of hydraulic fluid.
6. The CDD promptly contacted Mr. Jamie Ramirez (813-610-3848) with Hydro Wash, located in Tampa, FL. Between October 11-18, 2021, Hydro Wash applied an oil-absorbent product similar to Oil-Dri™, over the approximately 9,100-foot release. After application, the oil-absorbent product was vigorously agitated with a stiff brush/broom to assist with absorption. This type of oil-absorbent material (similar to Oil-Dry, Fullers Earth, bentonite, etc.) acted as a temporarily binding agent for the hydraulic oil, allowing the absorbed hydraulic oil to chemically degrade and/or breakdown when left exposed to the elements over a period of time. This type of oil-absorbent product is generally inert with no chemical additives, making it ideal for both indoor and outdoor applications.
7. Hydro Wash repeated the process the week of November 1, 2021, over the length of the entire release.

Photos of the asphalt staining after Hydro Wash applied and removed the oil-absorbent product, along with a Safety Data Sheet (SDS) of Oil-Dri™, are provided in **Attachment 1. Figure 1** depicts the general location and relationship of the roads within the Toscana Isles CDD.

Mr. Alexander Hays
Toscana Isles Community Development District
November 9, 2021
Page 2

The procedures and application described above are typical with hydraulic oil releases of this nature. The Florida Office of Emergency Response (OER) requires reporting of a discharge of 25 gallons or greater of a petroleum-based product. Other reporting criteria include releases threatening population or the environment, releases requiring evacuation, or release involving state waterways, to name a few. Since the reporting criteria did not appear to be triggered by this accidental release, the OER was not notified.

The practices and procedures employed by Toscana Isles CDD appear appropriate for the type, location, and cleanup procedures contracted to Hydro Wash. It is the opinion of ECT that no further assessment or cleanup activities appear warranted at this time in response to the October 4, 2021, accidental release of hydraulic fluid onto the roads within the Toscana Isles CDD. Should site conditions or new impacted media (soil, surface water, groundwater, etc.) be revealed in the future, then additional assessment and/or cleanup activities may be warranted.

Please do not hesitate to contact Jeff Peters at (321) 689-4084 (jpeters@ectinc.com) or Dana West at (941) 780-5005 (dwest@ectinc.com) if we can provide further clarification or assistance.

Sincerely,
Environmental Consulting & Technology, Inc.



Jeffrey J. Peters, P.G.
Principal Scientist



Mark A. Culbreth, P.G.
Vice President

JJP/MAC/DLW/mhh

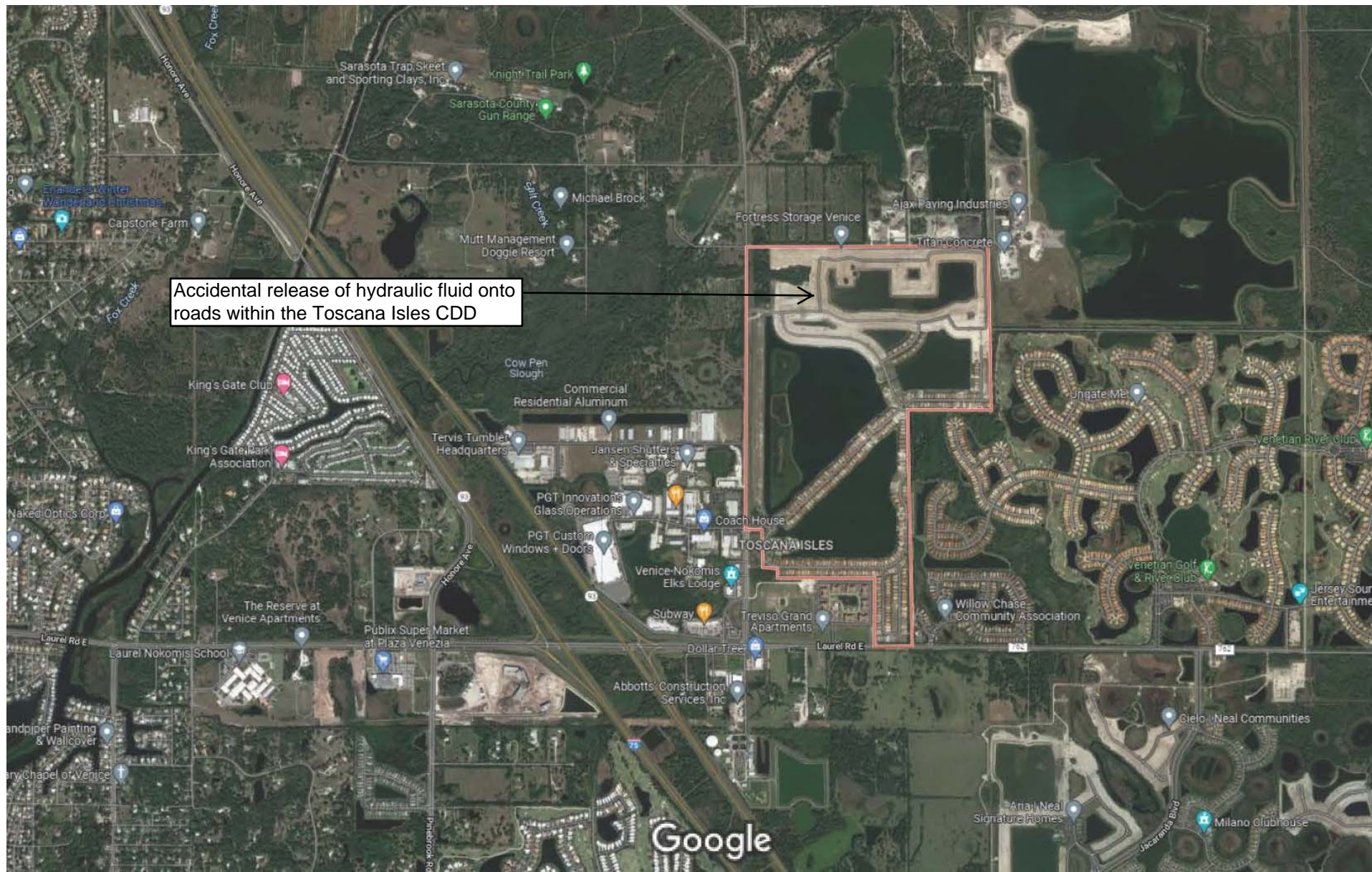
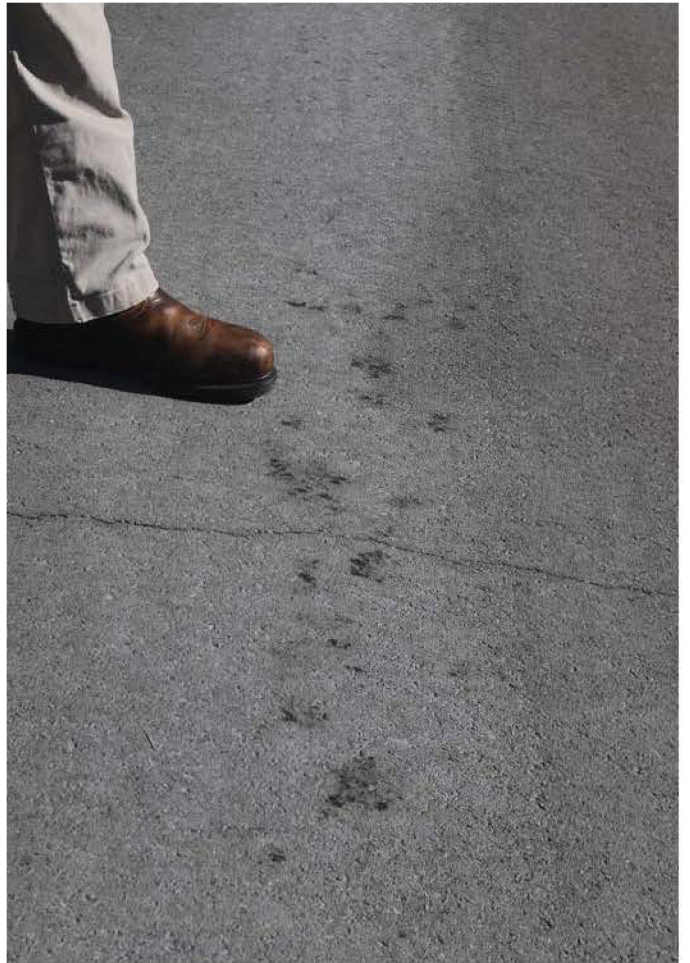


FIGURE 1
TOSCANA ISLES CDD
NOKOMIS, SARASOTA COUNTY, FL

Source: Google Maps, ECT 2021

ECT Environmental
Consulting &
Technology, Inc.

Attachment 1





1. PRODUCT IDENTIFICATION

MSDS Number: 1003000
Identity: Granular Absorbent
Issued: July 5, 2011
Chemical Name Fullers Earth and/or bentonite or amorphous opaline silica

2. COMPOSITION

Component	CAS Number	Amount
Silica Hydrated (Amorphous Opaline Silica)	7631-86-9	90-100%
Fullers Earth	8031-18-3	90-100%
Bentonite	1302-78-9	90-100%
Quartz (respirable <1%)	14808-60-7	<10% bulk

3. HAZARDS IDENTIFICATION

EMERGENCY OVERVIEW

This product is a non-combustible, chemically inert mineral. This mineral sample contains naturally-occurring crystalline silica as quartz. Prolonged overexposure to respirable crystalline silica may cause lung disease (silicosis). IARC, in Monograph 68, has concluded that crystalline silica inhaled in the form of quartz from occupational sources is carcinogenic to humans (Group 1); however, carcinogenicity was not detected in all industrial circumstances studied. The company is not aware of any scientific or medical data available indicating that exposure to dust from this product under conditions of normal use will cause silicosis or cancer. Adverse effects would not be expected from normal use of this product.

HEALTH HAZARDS

INGESTION: No adverse effects expected with unused material.
INHALATION: Inhalation of excessive concentrations of dust may cause irritation of mucous membranes and upper respiratory tract.
EYE: Contact may cause mechanical irritation and possible injury.
SKIN: No adverse effects expected.
SENSITIZATION: No adverse effects expected.
CHRONIC/CARCINOGENICITY:

Inhalation of excessive concentrations of any dust, including this material, may lead to lung injury. This product contains crystalline silica. Excessive inhalation of respirable crystalline silica may cause silicosis, a progressive, disabling and fatal disease of the lung. Symptoms may include cough, shortness of breath, wheezing and reduced pulmonary function. The International Agency for Research on Cancer (IARC), in Monograph 68 has concluded that crystalline silica inhaled in the form of quartz or cristobalite, from occupational sources is carcinogenic to humans (Group 1). However, in making the overall evaluation, the Working Group noted that carcinogenicity was not detected in all industrial circumstances studied. Carcinogenicity may be dependent on inherent characteristics of the crystalline silica or on external factors affecting its

biological activity or distribution of its polymorphs. The National Toxicology Program (NTP) classifies crystalline silica as a known carcinogen. The company is not aware of any scientific or medical data available indicating that exposure to dust from this product under conditions of normal use will cause silicosis or cancer. Adverse effects would not be expected from normal use of this product.

MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE:

None currently known.

4. FIRST AID MEASURES

EYE: Immediately flush eyes with cool running water, lifting upper and lower lids. If irritation persists or for foreign body in the eye, get immediate medical attention.

SKIN: None needed for normal use.

INGESTION: If used material is ingested, get medical attention due to possibility of chemical contamination. If large amount of unused material is swallowed, get immediate medical attention.

INHALATION: Remove to fresh air.

5. FIREFIGHTING MEASURES

FLASH POINT: This product is not combustible.

FLAMMABLE LIMITS Not applicable

EXTINGUISHING MEDIA:
Use media that is appropriate for surrounding fire.

UNUSUAL FIRE OR EXPLOSION HAZARDS:
None

SPECIAL FIREFIGHTING INSTRUCTIONS
None required.

HAZARDOUS COMBUSTION PRODUCTS:
None

6. ACCIDENTAL RELEASE MEASURES

Sweep up and collect for re-use or disposal

7. HANDLING AND STORAGE

HANDLING: Avoid breathing dust. If clothing becomes dusty, launder before re-use.

STORAGE: Store in a dry area.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

EXPOSURE GUIDELINES:

Component	Exposure Limit
Silica Hydrated (Amorphous Opaline Silica)	PEL - 80 mg/m ³ / % SiO ₂
Fullers Earth	PEL - 15 mg/m ³ TWA (total dust) PEL - 5 mg/m ³ TWA (respirable fraction)
Bentonite	PEL - 15 mg/m ³ TWA (total dust) PEL - 5 mg/m ³ TWA (respirable fraction)
Quartz (respirable <1%)	PEL - 10 mg/m ³ /%SiO ₂ +2 TWA TLV - 0.025 mg/m ³ TWA

PEL- OSHA Permissible Exposure Limit. TLV- American Conference of Governmental Industrial Hygienists (ACGIH) Threshold Limit Value. TWA- 8 hour Weighted Average. STEL-Short Term Exposure Limit.

ENGINEERING CONTROLS:

For operations where the exposure limit may be exceeded, local exhaust ventilation is recommended.

RESPIRATORY PROTECTION:

For operations where the exposure limit may be exceeded, a NIOSH/MSHA approved high efficiency particulate respirator is recommended.

SKIN PROTECTION: None required for normal use.

EYE PROTECTION: Safety glasses or goggles recommended.

OTHER: None required for normal use.

9. PHYSICAL AND CHEMICAL PROPERTIES

APPEARANCE AND ODOR:

Gray to tan (or red) granules, no odor

PHYSICAL STATE: Solid

BOILING POINT: Not applicable

VAPOR PRESSURE: Not applicable

VAPOR DENSITY: Not applicable

SOLUBILITY IN WATER:

Insoluble

SPECIFIC GRAVITY: 2.2

SPECIFIC GRAVITY:

pH: Not applicable

MELTING POINT: Not applicable

OCTANOL/WATER COEFFICIENT:
Not available

10. STABILITY AND REACTIVITY

STABILITY: Stable

INCOMPATIBILITY: Physical contact between this material and turpentine, hydrofluoric acid, vegetable oil or other unsaturated organic compounds (such as fish oil) may generate heat and/or fire. Do not use this material with these compounds.

HAZARDOUS DECOMPOSITION PRODUCTS:

None

HAZARDOUS POLYMERIZATION:

Will not occur.

11. TOXICOLOGICAL INFORMATION

No data available.

12. ECOLOGICAL INFORMATION

No data available.

13. DISPOSAL CONSIDERATIONS

Dispose in accordance with local, state and federal environmental regulations. Unused material is suitable for disposal in sanitary landfill. Used material may be subject to regulation, depending on the nature of the material absorbed. Check with appropriate regulatory authority for used material containing hazardous waste.

14. TRANSPORT INFORMATION

PROPER SHIPPING NAME:

Not regulated

UN NUMBER: Not applicable

HAZARD CLASS/PACKING GROUP:
Not applicable

LABELS REQUIRED: None

15. REGULATORY INFORMATION

CERCLA/SUPERFUND None

SARA HAZARD CATEGORY (311/312):

Chronic Health

SARA 313:

None

TSCA:

All of the components of this product are listed on the EPA TSCA Inventory or exempt from notification requirements.

EINECS:

All of the components of this product are listed on the EINECS Inventory or exempt from notification requirements

EEC R&S Phrases:

Xn Harmful, R48/20 Harmful: Danger of serious damage to health by prolonged exposure by inhalation; S22 Do not breath dust; S38 In case of insufficient ventilation, wear suitable respiratory equipment.

JAPAN MITI:

All of the components of this product are existing chemical substances as defined in the Chemical Substances Control Law.

AICS:

All of the components of this product are listed on the AICS Inventory or exempt from notification requirements

CANADIAN DSL:

All of the components of this product are listed on the Canadian Domestic Substance List or exempt from notification requirements.

CA PROPOSITION 65: This product contains respirable crystalline silica which is known to the State of California to cause cancer.

16. OTHER INFORMATION

NFPA RATING: Health=1 Fire=0 Reactivity=0

HMIS RATING: Health=1* Fire=0 Reactivity=0

The information in this data sheet is believed to be accurate. However, each purchaser should make its own test to determine the suitability of the product for its purposes. OIL-DRI CORPORATION OF AMERICA MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PRODUCT and assumes no responsibility for any risk or liability arising from the use of the information or the product. Statements about the product should not be construed as recommendations to use the product in infringement of any patent.

APPENDIX. ASSOCIATED PRODUCTS

This MSDS applies to the following products. Products are listed alphabetically across then down.

Absorbs It	All Purpose 18/40
All Purpose 18/40 2426#	Associates Premium
Calcine 5/18 Red	Concentrate
Concept Absorbent	DOC Private
Dryden Generic	Exclusiva
Flor Dri GA Generic	GA A.P. Private Label
Ga Generic	Grey Calcined 5/30
Ground Clay 4/20 GW	Ground Clay 6/30 GB
Industrial Quick Sorb	Instant Dri Blue
Instant Dri Red	Japanese Floor Abs.
OD Premium Absorb	OD Premium Absorbent
O-D Sams Premium Poly	Off Shore Generic
Oil Dri 12/24 LVM	Oil Dri Allpurpose
Oil Dri Allpurpose 33 1/3	Oil Dri Industrial
Oil Dri Industrial Absorbent	Oil Dri Premium Poly Abs
Oil Dri Regular Absorbent Plain	Oil Dri U.S. Special
Oil Zorb	Oil Zorb Premium Abs
Oil-Dri Automotive Premium 4/10	Oil-Dri Premium Poly Abs
Pvl Heavy Duty Generic	Quick Sorb Pail
SND Standard GB	Super Clean A.P. 18/40
White Absorbent	White Absorbent-Pvl

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

11

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021

WHEREAS, on July 15, 2020, pursuant to Resolution 2020-09, the Board of Supervisors (hereinafter referred to as the “Board”) of the Toscana Isles Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2020/2021; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2020/2021 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT;

Section 1. The Fiscal Year 2020/2021 Budget is hereby amended in accordance with **Exhibit “A”** attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2021 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 8th day of December, 2021.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit "A"

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2021
EFFECTIVE NOVEMBER 30, 2021**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2021
EFFECTIVE NOVEMBER 30, 2021**

	Actual	FY '21 Original Budget	Budget to Actual Variance	Proposed Amendment	FY '21 Amended Budget
REVENUES					
Assessment levy	\$ 38,861	\$ 38,533	\$ (328)	\$ 328	\$ 38,861
Assessment levy: off-roll	63,744	63,744	-	-	63,744
Interest and miscellaneous	20	-	(20)	20	20
Total revenues	<u>102,625</u>	<u>102,277</u>	<u>(348)</u>	<u>348</u>	<u>102,625</u>
EXPENDITURES					
Professional & administrative					
Supervisor's fees	3,600	-	(3,600)	3,600	3,600
FICA	275	-	(275)	275	275
Management/accounting/recording	42,448	42,448	-	-	42,448
Debt service fund accounting	7,500	7,500	-	-	7,500
Legal	33,953	15,000	(18,953)	18,953	33,953
Engineering	-	1,000	1,000	(1,000)	-
Audit	3,900	4,400	500	(500)	3,900
Arbitrage rebate calculation	-	750	750	-	750
Dissemination agent	2,000	2,000	-	-	2,000
Trustee	10,236	10,236	-	-	10,236
Telephone	200	200	-	-	200
Postage	149	500	351	(351)	149
Printing & binding	500	500	-	-	500
Legal advertising	589	1,200	611	(611)	589
Annual special district fee	175	175	-	-	175
Insurance	7,000	7,275	275	(275)	7,000
Contingencies/bank charges	2,040	500	(1,540)	4,215	4,715
Website	-	705	705	-	705
ADA website compliance	409	210	(199)	199	409
Developer refunds	72	-	(72)	72	72
Tax collector	580	602	22	(22)	580
Total expenditures	<u>115,626</u>	<u>95,201</u>	<u>(20,425)</u>	<u>24,555</u>	<u>119,756</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,001)	7,076	20,077	(24,207)	(17,131)
Fund balances - beginning	17,631	23,600	5,969	(5,969)	17,631
Assigned					
Three months working capital	29,106	29,106	-	-	29,106
Unassigned	(24,476)	1,570	26,046	(26,046)	(24,476)
Fund balances - ending	<u>\$ 4,630</u>	<u>\$ 30,676</u>	<u>\$ 26,046</u>	<u>\$ (26,046)</u>	<u>\$ 500</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12

FOURTH AMENDMENT TO THE MAINTENANCE AGREEMENT

THIS AMENDMENT is made effective as of this 8th day of December, 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 provision added in Section 3. of the Third Amendment to the Maintenance Agreement shall be amended as follows:

“To the extent permitted by law, ~~T~~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. Nothing herein is intended to be construed as a waiver by the District of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.”

2. The provision added in Section 4. of the Third Amendment to the Maintenance Agreement shall be amended as follows:

Contractor and District shall maintain the following insurance coverages ~~for all work under~~ during the term of 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

- To the extent that Contractor or District have employees that are performing work pursuant to this Agreement, Wworkers 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.~~

All vendors performing services on behalf of the Contractor pursuant to this Agreement, and for the benefit of the District, shall maintain insurance coverages as outlined above, including general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured.

In the event the District is required to perform any of the maintenance services provided for in this Agreement, all vendors performing such maintenance services on behalf of the District shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the Contractor as an additional insured.

3. Unless expressly modified herein, all other terms and conditions of the Agreement, as amended on August 16, 2017, December 17, 2018, and June 29, 2021, shall remain the in full force and effect.

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

WITNESSES:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Witness 1

Name: _____
Chair/Vice Chair, Board of Supervisors

Witness 2

**TOSCANA ISLES MASTER
ASSOCIATION, INC.**

Witness 1

By: _____
Its: _____

Witness 2

**TOSCANA ISLES STORMWATER
MAINTENANCE ASSOCIATION, INC.**

Witness 1

By: _____
Its: _____

Witness 2

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13C

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

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