

TOSCANA ISLES

COMMUNITY DEVELOPMENT

DISTRICT

REGULAR MEETING

AGENDA

February 6, 2019

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

January 30, 2019

Board of Supervisors
Toscana Isles Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District will be held on Wednesday, February 6, 2019, 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. Update: Communications to Members of the Public
3. Public Comments
4. Approval of Requisition(s)
5. Ratification of Contract/Change Order(s)/Purchase Order(s)
6. Consideration of Addendum to the Second Supplemental Special Assessment Methodology Report
7. Consideration of Resolution 2019-07, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of the Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Authorizing the Preparation of a Preliminary Assessment Roll; and Providing for an Effective Date
8. Consideration of Resolution 2019-08, Setting a Public Hearing to be Held on March 20, 2019, at 10:00 A.M. at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238, for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as Toscana Isles Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
9. Consideration of Resolution 2019-09, Amending the Budget for Fiscal Year 2019, and Providing for an Effective Date

10. Consideration of Addendum #1 to Agreement for Management Services between the District and Wrathell, Hunt Associates, LLC
11. Ratification of Second Amendment to the Maintenance Agreement between the District, Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc.
12. Approval of Unaudited Financial Statements as of December 31, 2018
13. Approval of Minutes
 - A. November 28, 2018 Regular Meeting
 - B. December 5, 2018 Regular Meeting
14. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 20, 2019 at 10:00 A.M.
15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

Should you have any questions, please do not hesitate to contact our office at (561) 571-0010.

Sincerely,

Cindy Cerbone
Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094

Conference ID: 8518503

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Addendum to the Second Supplemental
Special Assessment
Methodology Report

January 30, 2019



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0	Introduction	1
2.0	Assessment Methodology	
2.1	Assigning Assessment	1
2.2	Assessment Roll	2
3.0	Additional Stipulations	3
4.0	Appendix	
	Table 1	4
	Table 2	4
	Table 3	5
	Table 4	5
	Table 5	6
	Table 6	7

1.0 Introduction

This Addendum to the Second Supplemental Special Assessment Methodology Report (the “Addendum”) was developed to provide an addendum to the Final Second Supplemental Special Assessment Methodology Report dated November 13, 2018 (the “Second Supplemental Report”). The Addendum specifically addresses the apportionment of the assessment associated with repayment of the Series 2018 Bonds (the “Assessment”) to residential units and residential lands in Unit 3, Unit 2 and those portions of Unit 1 where seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds issued by the Toscana Isles Community Development District (“District”) are located. This Addendum is intended to be read in conjunction with the Second Supplemental Report.

2.0 Assessment Methodology

2.1 Assigning Assessment

At the time of writing of the Second Supplemental Report and issuance of the Bonds, the land located within the Unit 3 portion of the District was not owned by LALP Development, LLC (the “Developer”) or other owners associated with the Developer. The portion of the Assessment apportioned to 204 residential units in Unit 3 was initially levied only on the parcels of land within Unit 2 and those portions of Unit 1 where seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds were located. Such levy was necessitated by the fact that the District did not conduct proceedings to impose and levy the Assessment on the land located within Unit 3.

Consequently, the Assessment was initially levied only on the parcels of land within Unit 2 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located. As of the time of writing of the Second Supplemental Report, such land has not yet been platted and consequently, the Assessment in the amount of \$16,725,000 was initially levied on approximately 134.48 +/- gross acres on an equal pro-rata gross acre basis and thus the Assessment in the amount of \$16,725,000 was preliminarily levied on approximately 134.48 +/- gross acres at a maximum of \$124,367.94 per acre.

In addition, upon issuance of the Series 2018 Bonds, the amount of \$2,457,415.79 was placed in a retainage subaccount of the Series 2018 Bonds acquisition and construction account until such time no later than September 30, 2019, when the District imposed and levied the Assessment on land located within Unit 3.

As at the time of writing of this Addendum, the District is preparing to conduct public hearings to impose and levy the Assessment on the land located within Unit 3 and upon the conclusion of such proceedings, the Assessment will be extended to the land located within Unit 3. To the extent that at such time the land within Unit 2, Unit 3 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located remains unplatted, the Assessment will initially be levied on the parcels of land within Unit 2, Unit 3 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located on an equal pro-rata gross acre basis. As the total area of such land equals approximately 224.19 +/- gross acres, \$16,725,000 will be preliminarily levied on approximately 224.19 +/- gross acres at a maximum of \$74,601.90 per acre.

As the unplatted land is platted, the Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Assessment to platted parcels will reduce the amount of Assessment levied on unplatted gross acres.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

2.1 Assessment Roll

Below please find the Preliminary Assessment Roll illustrating the initial apportionment of the Assessment to parcels of land that are subject to the Assessment. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

Assessment Roll

Parcel ID	Owner	Acres	Assessment
0375010100	LALP Lots VII LLC	18.41	\$1,373,421
0375010105	LALP Lots VII LLC	0.89	\$66,396
0375010115	LALP Lots X LLC	11.86	\$884,779
0366130005	LALP Lots XI LLC	6.14	\$458,056
0375010116	LALP Development LLC	0.5	\$37,301
0375010111	LALP Development LLC	2.01	\$149,950
0366130006	LALP Option 1 LLC	10.85	\$809,431
0375010110	LALP Development LLC	0.98	\$73,110
0366130004	LALP Lots XI LLC	8.41	\$627,402
0366130001	LALP Option 1 LLC	72.68	\$5,422,066
0375120005	LALP Development LLC	0.69	\$51,475
0375050009	LALP Development LLC	0.38	\$28,349
0375010108	LALP Development LLC	0.25	\$18,650
0375010109	LALP Development LLC	0.25	\$18,650
0375010112	LALP Development LLC	0.18	\$13,428
0366130003	LALP Option 2 LLC	3.55	\$264,837
0375040001	LALP Option 2 LLC	86.16	\$6,427,700
Total		224.19	\$16,725,000

3.0 Additional Stipulations

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

4.0 Appendix

Table 1

Toscana Isles

Community Development District

Revised Development Plan

Product Type	Series 2014		Unit 1 Total Number of Residential Units	Unit 2 Number of Residential Units	Unit 3 Number of Residential Units	Total Number of Residential Units
	Bond-Funded Unit 1 Number of Residential Units	Remaining Unit 1 Number of Residential Units				
	40' SF	0				
50' SF	183	2	185	187	0	372
60' SF	141	5	146	99	0	245
74' SF	26	0	26	21	0	47
80' SF	7	0	7	0	0	7
MF Coach	56	0	56	0	0	56
MF Terrace	0	0	0	0	204	204
Total	413	7	420	483	204	1,107

Table 2

Toscana Isles

Community Development District

Revised Capital Improvement Program

Category	Unit 1 Improvement Costs	Unit 2 Improvement Costs	Unit 3 Improvement Costs	Total Costs
Clearing and Earthwork for Storm Water	\$4,792,600	\$1,697,315	\$25,034	\$6,514,949
Storm Water Management System	\$2,701,291	\$581,812	\$114,876	\$3,397,979
Roadways, Sidewalks & Paths	\$1,996,511	\$1,606,954	\$366,539	\$3,970,004
Water and Sewer Utilities	\$2,970,546	\$2,746,235	\$875,128	\$6,591,909
Gates & Entry Features	\$475,850	\$250,000	\$0	\$725,850
Walls, Buffers & Landscaping	\$1,722,615	\$893,303	\$198,702	\$2,814,620
Contingencies	\$0	\$1,956,823	\$397,695	\$2,354,518
Total	\$14,659,413	\$9,732,442	\$1,977,974	\$26,369,829

Table 3

Toscana Isles

Community Development District

Sources and Uses of Funds

<u>Sources</u>	Series 2018 Bonds
Bond Proceeds:	
Par Amount	\$16,725,000.00
Original Issue Discount	-\$167,233.40
Total Sources	\$16,557,766.60
<u>Uses</u>	
Project Fund Deposits:	
Project Fund	\$11,997,972.19
Deposit to Unit 3 Subaccount	\$2,457,415.79
	<u>\$14,455,387.98</u>
Other Fund Deposits:	
Debt Service Reserve Fund	\$856,884.38
Capitalized Interest Fund (11/1/2019)	\$804,860.24
	<u>\$1,661,744.62</u>
Delivery Date Expenses:	
Costs of Issuance	\$189,759.00
Underwriter's Discount	\$250,875.00
	<u>\$440,634.00</u>
Total Uses	\$16,557,766.60

Table 4

Toscana Isles

Community Development District

Benefit Allocation

Product Type	Total Number of Residential		Total ERU
	Units	ERU per Unit	
40' SF	176	0.80	140.80
50' SF	372	1.00	372.00
60' SF	245	1.20	294.00
74' SF	47	1.48	69.56
80' SF	7	1.60	11.20
MF Coach	56	0.70	39.20
MF Terrace	204	0.50	102.00
Total	1,107		1,028.76

Table 5

Toscana Isles

Community Development District

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2014 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution to Date	Total Cost Financed with Series 2014 Bonds
50' SF	183	1.00	183.00	\$4,690,772	\$873,777	\$3,816,995
60' SF	141	1.20	169.20	\$4,337,042	\$807,886	\$3,529,156
74' SF	26	1.48	38.48	\$986,344	\$183,732	\$802,612
80' SF	7	1.60	11.20	\$287,086	\$53,477	\$233,608
MF Coach	56	0.70	39.20	\$1,004,799	\$187,170	\$817,629
Total	413		441.08	\$11,306,042	\$2,106,042	\$9,200,000

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
50' SF	2	1.00	2.00	\$51,265	\$2,071	\$49,195
60' SF	5	1.20	6.00	\$153,796	\$6,212	\$147,584
Total	7		8.00	\$205,061	\$8,282	\$196,779

Revised Capital Improvement Program Cost Allocation - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
40' SF	176	0.80	140.80	\$3,609,075	\$145,763	\$3,463,312
50' SF	187	1.00	187.00	\$4,793,303	\$193,597	\$4,599,705
60' SF	99	1.20	118.80	\$3,045,157	\$122,994	\$2,922,163
74' SF	21	1.48	31.08	\$796,662	\$32,176	\$764,487
Total	483		477.68	\$12,244,197	\$494,530	\$11,749,667

Revised Capital Improvement Program Cost Allocation - Unit 3, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
MF Terrace	204	0.50	102.00	\$2,614,529	\$105,586	\$2,508,942
Total	204		102.00	\$2,614,529	\$105,586	\$2,508,942

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

Table 6

Toscana Isles

Community Development District

Assessment Apportionment - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential		Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
	Units	ERU per Unit				
50' SF	2	1.00	\$56,918.67	\$28,459.34	\$4,114.51	\$2,057.25
60' SF	5	1.20	\$170,755.88	\$34,151.18	\$12,343.51	\$2,468.70
Total	7		\$227,674.55		\$16,458.02	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential		Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
	Units	ERU per Unit				
40' SF	176	0.80	\$4,007,079.47	\$22,767.50	\$289,661.64	\$1,645.80
50' SF	187	1.00	\$5,321,895.95	\$28,459.34	\$384,706.39	\$2,057.25
60' SF	99	1.20	\$3,380,966.46	\$34,151.18	\$244,401.51	\$2,468.70
74' SF	21	1.48	\$884,517.11	\$42,119.86	\$63,939.50	\$3,044.74
Total	483		\$13,594,458.99		\$982,709.04	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 3, Series 2018 Bonds-Funded Units**

Product Type	Total Number of Residential		Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
	Units	ERU per Unit				
MF Terrace	204	0.50	\$2,902,866.45	\$14,229.74	\$209,840.87	\$1,028.63
Total	204		\$2,902,866.45		\$209,840.87	

* Includes early payment discount of 4% and costs of collection of 1.5%

** Unit 3 Assessment apportionment shown after the District imposes and levies Unit 3 Assessments on the land located within Unit 3

Note: The maximum annual debt service payment on the Bonds equals \$1,142,512.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION NO. 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of Toscana Isles Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Supplemental District Engineer's Report dated October 15, 2018, which is available for review at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238 (the "**District Records Office**") and at the offices of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project, or portions thereof, by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the "**Assessments**"); and

WHEREAS, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved in Unit 3, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Final Second Supplemental Assessment Methodology Report dated November 13, 2018 and the Addendum to the Second Supplemental Special Assessment Methodology Report dated January 30, 2019, (collectively, the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Records Office and the District Manager's Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of clearing and earthwork for storm water management system, storm water management system, roads, sidewalks, and paths, utilities (water mains, sanitary sewer systems, and force mains), gate & entry features (monuments, landscaping, fountain, guardhouse), walls, buffers, & landscaping, and off-site infrastructure all as described more particularly in the plans and specifications on file in the District Records Office and the District Manager's Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the Project is approximately \$26,369,829 (hereinafter referred to as the "**Estimated Cost**").
6. The Assessments will defray approximately \$14,455,387.98 of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's 2018 special assessment revenue bonds.
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis over the applicable benefitted lands within the District. On and after the date benefitted lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on the lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file in the District Records Office and the District Manager's Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary

assessment roll is part of the Assessment Report which is on file at the District Records Office and at the District Manager's Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes. the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED THIS 6th DAY OF FEBRUARY, 2019.

ATTEST:

**Toscana Isles
Community Development District**

Cindy Cerbone
Assistant Secretary

Brian Watson
Vice Chair of the Board of Supervisors

Attachments:

Final Second Supplemental Assessment Methodology Report dated November 13, 2018
Addendum to the Second Supplemental Special Assessment Methodology Report dated January 30, 2019
Supplemental Engineer's Report dated October 15, 2018

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Final Second Supplemental
Special Assessment
Methodology Report

November 13, 2018



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Second Supplemental Report	1
1.3	Organization of the Second Supplemental Report	1
2.0	Development Program	
2.1	Overview	2
2.2	The Revised Development Plan	2
3.0	Capital Improvement Program	
3.1	Overview	2
3.2	The Revised Capital Improvement Program	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Special Assessment Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Assessment	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
6.0	Additional Stipulations	
6.1	Overview	11
7.0	Appendix	
	Table 1	12
	Table 2	12
	Table 3	13
	Table 4	13
	Table 5	14
	Table 6	15

1.0 Introduction

1.1 Purpose

This Final Second Supplemental Special Assessment Methodology Report (the “Second Supplemental Report”) was developed to supplement the Preliminary Master Special Assessment Methodology Report dated April 2, 2014 (the “Master Report”), the Final Supplemental Special Assessment Methodology Report dated October 1, 2014 (the “Supplemental Report”) and the First Addendum to the Master Special Assessment Methodology Report dated October 17, 2018 (the “First Addendum”). This Second Supplemental Report was developed specifically to provide a supplemental financing plan and a supplemental special assessment methodology for financing a portion of the costs of public infrastructure improvements for certain residential units located within the Unit 1 and all residential units located within Unit 2 of the Toscana Isles Community Development District (“District”).

1.2 Scope of the Second Supplemental Report

This Second Supplemental Report presents the projections for financing a portion of the Capital Improvement Program described in the Engineer’s Report dated October 15, 2018 (the “Supplemental Engineer’s Report”) prepared by AM Engineering, Inc. (the “District Engineer”) and describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of the improvements.

1.3 Organization of the Second Supplemental Report

Section Two describes the revised development plan as proposed by the Developer, as defined in *Section 2* below.

Section Three provides a summary of the revised Capital Improvement Program as set forth in the Engineer’s Report.

Section Four discusses the current financing program for the District.

Section Five presents the application of the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Toscana Isles development (the "Development" or "Toscana Isles"), a master planned, residential development consisting of approximately 417.7 +/- acres located in the City of Venice, Sarasota County, Florida. The land within the District is generally located East of the Knights Trail Road, West of the Venetian Golf and River Club, North of Laurel Road, and South of Gene Green Road.

2.2 The Revised Development Plan

The development of Toscana Isles has already commenced with a total of 420 residential units of Unit 1 (the improvements for 413 of which were originally funded in part with proceeds of the Series 2014 Bonds) and is anticipated to be conducted for Units 2 and 3 either in whole by LALP Development, LLC (the "Developer"), or in part by the Developer, for Unit 2, and in part by other developers associated with and/or the owners of the land within Unit 3. If developed wholly by the Developer, the revised development plan envisions a total of approximately 1,107 residential units, which represents an increase of 81 residential units from the development plan in effect at the time of adoption by the District of the Master Report, and 80 residential units from the development plan in effect at the time of adoption by the District of the Supplemental Report. In addition, since the time of issuance by the District of its Series 2014 Bonds, new product types were added to the development plan for Unit 1 as it was implemented to better reflect market conditions, with 74' SF and 80' SF residential units added to the initial 50' SF, 60' SF and MF Coach residential units. In addition to the 420 residential units in Unit 1, the revised development plan envisions a total of 483 residential units in Unit 2 and 204 residential units in Unit 3, although unit numbers and land use types may change throughout the development period. Table 1 in the *Appendix* illustrates the revised development plan for Units 1, 2 and 3.

3.0 Capital Improvement Program

3.1 Overview

The infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only

infrastructure that has qualified (in the case of the Unit 1 infrastructure that has been funded in part by the District with proceeds of Series 2014 Bonds) and that may qualify for future bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates. The infrastructure for the Unit 1 has already been substantially completed and the balance of the infrastructure construction is projected to occur in two more phases coinciding with the development of Units 2 and 3. The improvements identified by the District Engineer as Unit 1 Improvements serve not only the residential units within Unit 1, but also support the future development of Units 2 and 3. Furthermore, the future installation of Unit 2 Improvements and Unit 3 Improvements, even though necessary to support the development of Units 2 and 3, will in addition add to, integrate with and benefit the existing residential units within Unit 1.

Consequently, even though the Capital Improvement Program is designed to allow for the separate development of Units 1, 2 and 3 in such a way that not all of the improvements needed for the development of Unit 1 are necessary for the development of Units 2 and/or 3, and vice-versa, the improvements needed for the development of Units 2 and/or 3 are not necessary for the development of Unit 1, the three parts in effect comprise three sub-systems of a system of improvements for the entire development and the entire District.

3.2 The Revised Capital Improvement Program

The Capital Improvement Program needed to serve the existing as well as planned development of Toscana Isles is projected to consist of clearing and earthwork for storm water, storm water management system, roadways, sidewalks and paths, water and sewer utilities, gates and entry features, walls and landscaping. As explained in Section 3.1, the Capital Infrastructure Program is designed and is projected to be constructed in three phases, one each for Units 1, 2 and 3. Table 2 in the *Appendix* illustrates the projected total costs of the three phases that comprise the Capital Improvement Program for the three units of development.

At the time of this writing, the total costs of the Capital Improvement Program are estimated at \$26,369,829, an increase over the estimates of \$22,986,995 contained in the Engineer's Report prepared by District Engineer and dated February 17, 2014.

4.0 Financing Program

4.1 Overview

As noted above, the District is continuing a program of capital improvements which will facilitate the development of lands within the District. Notwithstanding the fact that the District has already financed a portion of the costs of Unit 1 Improvements in part with proceeds of the Series 2014 Bonds, it is the District's intension to finance in 2018 a portion of the costs of the revised Capital Improvement Program that was not financed with proceeds of the Series 2014 Bonds, was not contributed to the District at no cost by the Developer as part of the Series 2014 Bonds issuance and will not be contributed to the District at no cost by the Developer as part of the planned issuance of bonds by the District in 2018. The District intends to issue Special Assessment Revenue Bonds, Series 2018 (the "Series 2018 Bonds") in the principal amount of \$16,725,000 to finance infrastructure construction/acquisition costs of approximately \$14,455,387.98. Such costs represent a portion of the costs of the Unit 1 Improvements and Unit 2 Improvements benefitting the seven (7) residential units in Unit 1 that were not financed in part with proceeds of the Series 2014 Bonds and were not contributed to the District by the Developer, the 483 residential units in Unit 2, as well as the 204 residential units in Unit 3. As according to the First Addendum the total costs of the revised Capital Improvement Program that have been allocated to the allocated seven (7) residential units in Unit 1 that were not financed in part with proceeds of the Series 2014 Bonds and were not contributed to the District by the Developer, the 483 residential units in Unit 2, as well as the 204 residential units in Unit 3 total approximately \$15,063,787, the District expects that the Developer will contribute to the District infrastructure valued at approximately \$608,399.

4.2 Types of Special Assessment Bonds Proposed

The proposed financing plan provides for the issuance of the Series 2018 Bonds in the amount of \$16,725,000 to defray construction/acquisition expenses of approximately \$14,455,387.98. The Series 2018 Bonds as projected to be amortized in 30 annual installments following an approximately 11-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the \$14,455,387.98, the District will need to borrow more funds and incur indebtedness in the total amount of \$16,725,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding and other financing assumptions are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the 2018 Bonds provides the District with funds necessary to construct/acquire a portion of the balance of the infrastructure improvements which are part of the revised Capital Improvement Program outlined in *Section 3.2* and described in more detail by the District Engineer in the Supplemental Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the infrastructure construction/ acquisition will be paid off by assessing properties that derive special and peculiar benefits from the revised Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the construction/acquisition of the Capital Improvement Program.

5.1 Benefit Allocation

According to the District Engineer, the Capital Improvement Program will serve and provide benefit to all residential units in the District and even though the Capital Improvement Program is designed to allow for the separate development of Units 1, 2 and 3 in such a way that not all of the improvements needed for the development of Unit 1 are necessary for the development of Units 2 and/or 3, and vice-versa, the improvements needed for the development of Units 2 and/or 3 are not necessary for the development of Unit 1, the three parts in effect comprise three sub-systems of a system of improvements for the entire development and the entire District. Consequently, the improvements that are part of the Capital Improvement Program will comprise an interrelated system of improvements, which means all of the improvements, once constructed, will serve all residential units within the District.

As originally proposed in the Master Report and Supplemental Report and again described in the First Addendum, the benefit associated with the implementation by the District of the improvements that are part of the Capital Improvement Program of the District is proposed to be allocated to the different residential unit types in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the residential unit types proposed to be developed within the District, the number of residential units of each residential unit type, the ERU weights that are proposed to be assigned to the different residential unit types proposed to be developed within the District based on the relative density of development and the intensity of use of infrastructure, and the total ERU counts for each land use category.

In order to facilitate the marketing of the seven (7) residential units within Unit 1 the infrastructure improvements for which were not financed in part by Series 2014 Bonds and were not contributed to the District by the Developer, as well as all residential units within Unit 2 and Unit 3, the Developer requested that the District limit the amount of annual assessments for debt service on the 2018 Bonds to certain predetermined levels. In order to accomplish that goal, the Developer will contribute infrastructure improvements valued at \$608,399 to the District at no cost. Using the ERU benefit allocations developed in Table 4 in the *Appendix* and applying them to the total cost estimate of the Capital Improvement Program of \$26,369,829, Table 5 in the *Appendix* illustrates the allocation of benefit of the Capital Improvement Program to the various residential unit types. The allocation is divided into four (4) parts: the first part for the 413 residential units of Unit 1 whose improvements were financed in part with proceeds of the Series 2014 Bonds and in part with Developer's contribution of improvements to the District; the second part for the seven (7) residential units that are part of Unit 1 and whose improvements are currently projected to be financed in part with proceeds of the Series 2018 Bonds and in part with Developer's contribution of improvements to the District; the third part for the 483 residential units in Unit 2 whose improvements are currently projected to be financed in part with proceeds of the Series 2018 Bonds and in part with Developer's contribution of improvements to the District; and finally fourth part for the 204 residential units in Unit 3 whose improvements are currently projected to be financed in part with proceeds of the Series 2018 Bonds and in part with Developer's contribution of improvements to the District.

Finally, Table 6 in the *Appendix* illustrates the apportionment of the assessment associated with the Series 2018 Bonds in accordance with the ERU benefit allocation method presented in Table 4 as modified by the effects of Developer's contributions of infrastructure improvements for (1) seven (7) residential units that are part of Unit 1 and whose improvements are currently projected to be financed in part with proceeds of the Series 2018 Bonds; (2) the 483 residential units in Unit 2 whose improvements are currently projected to be financed in part with proceeds of the Series 2018 Bonds.

Please note that at the time of writing of this Second Supplemental, the land located within Unit 3 is not owned by the Developer and that the District may not conduct proceedings to impose and levy special assessments for repayment of the Unit 3 Bonds on such land until after the Bonds are issued.

5.3 Assigning Assessment

The assessment associated with repayment of the Series 2018 Bonds (the "Assessment") will initially be levied only on the parcels of land within Unit 2 and those portions of Unit 1 where the seven (7) units whose improvements will be financed with proceeds of the Series 2018 Bonds are located. As of the time of writing of this Second Supplemental Report, such land has not yet been platted and consequently, the Assessment in the amount of \$16,725,000 will initially be levied on approximately 134.48 +/- gross acres on an equal pro-rata gross acre basis and thus the Assessment in the amount of \$16,725,000 will be preliminarily levied on approximately 134.48 +/- gross acres at a maximum of \$124,367.94 per acre.

As the unplatted land is platted, the Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Assessment to platted parcels will reduce the amount of Assessment levied on unplatted gross acres.

The portion of the Assessment apportioned to the 204 residential units in Unit 3 will initially be levied on the parcels of land within Unit 2 and those portions of Unit 1 where the seven (7) units whose improvements are currently projected to be financed with proceeds of the Series 2018 Bonds are located. Such levy is necessitated by the fact that the District may not conduct proceedings to impose and levy the

Assessment on the land located within Unit 3 until after Series 2018 Bonds are issued. Consequently, (1) upon issuance of the Series 2018 Bonds, the amount of \$2,457,415.79 will be placed in a retainage subaccount of the Series 2018 Bonds acquisition and construction account; and (2) Assessments on the 204 residential units in Unit 3 will initially be levied on the same land subject to Assessment on the 7 residential units in Unit 1 and 483 residential units in Unit 2. In the event that the District imposes and levies the Assessment on land located within Unit 3 by no later than September 30, 2019, (1) the amount of \$2,457,415.79 will be transferred from the retainage subaccount of the Series 2018 Bonds acquisition and construction account into the Series 2018 Bonds acquisition and construction account and made available to fund acquisition and construction costs; and (2) Assessments on the 204 residential units located within Unit 3 will be levied on the land located within Unit 3. Conversely, in the event that the District fails to impose and levy Assessments on the 204 residential units located within Unit 3 on land located within Unit 3 by September 30, 2019, the amount of \$2,457,415.79 will be transferred from the retainage subaccount of the Series 2018 Bonds acquisition and construction account into the Series 2018 Bonds bond redemption fund and applied to the extraordinary mandatory redemption of the Series 2018 Bonds on November 1, 2019.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the implementation of the Capital Improvement Program creates special and peculiar benefits to properties within the District. The improvements that are part of the Capital Improvement Program benefit all assessable properties within the District and accrue to all such properties, with the exception described in the previous section, on an ERU basis.

The Capital Improvement Program can be shown to be creating special and peculiar benefits to the properties within the District.

The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements that are part of the Capital Improvement Program make the land in the District developable and saleable and provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the provision of the Capital Improvement Program is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the improvements that are part of the Capital Improvement Program by different residential units.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of units and residential unit types and numbers may change. The

mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per unit basis never exceeds the maximum assessment levels in Table 6 in the *Appendix*. If as a result of platting and apportionment of the Assessment, Assessment for land that remains unplatted is equal to the levels shown in Table 6 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment, Assessment for land that remains unplatted is equal to less than the levels in shown in Table 6 in the *Appendix* (either as a result of an overall larger number of residential units, same number of larger residential units substituting for smaller residential units, or both), then the per unit Assessment for all residential units will be lowered if that state persists at the conclusion of platting of all land within Units 1, 2 and 3.

If, in contrast, a result of platting and apportionment of the Assessment, Assessment for land that remains unplatted is equal to more than the levels in shown in Table 6 in the *Appendix* (either as a result of an overall smaller number of residential units, same number of smaller residential units substituting for larger residential units, or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase in Assessment to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the value of the Assessment that represents the units that have been lost as a result of changes in the development plan plus accrued interest to the next succeeding interest payment date on the Unit 1 and Unit 2 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property, any planned sale of an unplatted land by the Developer to another builder or developer will cause the District to initiate a true-up test as described above. The test will be based upon the development rights as signified by the number of units of residential unit types associated with such parcel that are transferred from seller to buyer. The District shall provide an

estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Assessment Roll

Below please find the Preliminary Assessment Roll illustrating the initial apportionment of the Assessment to parcels of land that are subject to the Assessment for the proposed Unit 1 and Unit 2 Bonds. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

Assessment Roll

Parcel ID	Owner	Acres	Assessment
0375010100	LALP Lots VII LLC	18.41	\$2,289,614
0375010105	LALP Lots VII LLC	0.89	\$110,687
0375010115	LALP Lots X LLC	11.86	\$1,475,004
0366130005	LALP Lots XI LLC	6.14	\$763,619
0375010116	LALP Development LLC	0.5	\$62,184
0375010111	LALP Development LLC	2.01	\$249,980
0366130006	LALP Option 1 LLC	10.85	\$1,349,392
0375010110	LALP Development LLC	0.98	\$121,881
0366130004	LALP Lots XI LLC	8.41	\$1,045,934
0366130001	LALP Option 1 LLC	72.68	\$9,039,062
0375120005	LALP Development LLC	0.69	\$85,814
0375050009	LALP Development LLC	0.38	\$47,260
0375010108	LALP Development LLC	0.25	\$31,092
0375010109	LALP Development LLC	0.25	\$31,092
0375010112	LALP Development LLC	0.18	\$22,386
Total		134.48	\$16,725,000

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Toscana Isles

Community Development District

Revised Development Plan

Product Type	Series 2014			Unit 2 Number of Residential Units	Unit 3 Number of Residential Units	Total Number of Residential Units
	Bond-Funded Unit 1 Number of Residential Units	Remaining Unit 1 Number of Residential Units	Unit 1 Total Number of Residential Units			
40' SF	0	0	0	176	0	176
50' SF	183	2	185	187	0	372
60' SF	141	5	146	99	0	245
74' SF	26	0	26	21	0	47
80' SF	7	0	7	0	0	7
MF Coach	56	0	56	0	0	56
MF Terrace	0	0	0	0	204	204
Total	413	7	420	483	204	1,107

Table 2

Toscana Isles

Community Development District

Revised Capital Improvement Program

Category	Unit 1 Improvement Costs	Unit 2 Improvement Costs	Unit 3 Improvement Costs	Total Costs
Clearing and Earthwork for Storm Water	\$4,792,600	\$1,697,315	\$25,034	\$6,514,949
Storm Water Management System	\$2,701,291	\$581,812	\$114,876	\$3,397,979
Roadways, Sidewalks & Paths	\$1,996,511	\$1,606,954	\$366,539	\$3,970,004
Water and Sewer Utilities	\$2,970,546	\$2,746,235	\$875,128	\$6,591,909
Gates & Entry Features	\$475,850	\$250,000	\$0	\$725,850
Walls, Buffers & Landscaping	\$1,722,615	\$893,303	\$198,702	\$2,814,620
Contingencies	\$0	\$1,956,823	\$397,695	\$2,354,518
Total	\$14,659,413	\$9,732,442	\$1,977,974	\$26,369,829

Table 3

Toscana Isles

Community Development District

Sources and Uses of Funds

<u>Sources</u>	Series 2018 Bonds
Bond Proceeds:	
Par Amount	\$16,725,000.00
Original Issue Discount	-\$167,233.40
Total Sources	\$16,557,766.60
<u>Uses</u>	
Project Fund Deposits:	
Project Fund	\$11,997,972.19
Deposit to Unit 3 Subaccount	\$2,457,415.79
	<u>\$14,455,387.98</u>
Other Fund Deposits:	
Debt Service Reserve Fund	\$856,884.38
Capitalized Interest Fund (11/1/2019)	\$804,860.24
	<u>\$1,661,744.62</u>
Delivery Date Expenses:	
Costs of Issuance	\$189,759.00
Underwriter's Discount	\$250,875.00
	<u>\$440,634.00</u>
Total Uses	\$16,557,766.60

Table 4

Toscana Isles

Community Development District

Benefit Allocation

Product Type	Total Number of Residential		Total ERU
	Units	ERU per Unit	
40' SF	176	0.80	140.80
50' SF	372	1.00	372.00
60' SF	245	1.20	294.00
74' SF	47	1.48	69.56
80' SF	7	1.60	11.20
MF Coach	56	0.70	39.20
MF Terrace	204	0.50	102.00
Total	1,107		1,028.76

Table 5

Toscana Isles

Community Development District

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2014 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution to Date	Total Cost Financed with Series 2014 Bonds
50' SF	183	1.00	183.00	\$4,690,772	\$873,777	\$3,816,995
60' SF	141	1.20	169.20	\$4,337,042	\$807,886	\$3,529,156
74' SF	26	1.48	38.48	\$986,344	\$183,732	\$802,612
80' SF	7	1.60	11.20	\$287,086	\$53,477	\$233,608
MF Coach	56	0.70	39.20	\$1,004,799	\$187,170	\$817,629
Total	413		441.08	\$11,306,042	\$2,106,042	\$9,200,000

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
50' SF	2	1.00	2.00	\$51,265	\$2,071	\$49,195
60' SF	5	1.20	6.00	\$153,796	\$6,212	\$147,584
Total	7		8.00	\$205,061	\$8,282	\$196,779

Revised Capital Improvement Program Cost Allocation - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
40' SF	176	0.80	140.80	\$3,609,075	\$145,763	\$3,463,312
50' SF	187	1.00	187.00	\$4,793,303	\$193,597	\$4,599,705
60' SF	99	1.20	118.80	\$3,045,157	\$122,994	\$2,922,163
74' SF	21	1.48	31.08	\$796,662	\$32,176	\$764,487
Total	483		477.68	\$12,244,197	\$494,530	\$11,749,667

Revised Capital Improvement Program Cost Allocation - Unit 3, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
MF Terrace	204	0.50	102.00	\$2,614,529	\$105,586	\$2,508,942
Total	204		102.00	\$2,614,529	\$105,586	\$2,508,942

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

Table 6

Toscana Isles

Community Development District

Assessment Apportionment - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
50' SF	2	1.00	\$56,918.67	\$28,459.34	\$4,114.51	\$2,057.25
60' SF	5	1.20	\$170,755.88	\$34,151.18	\$12,343.51	\$2,468.70
Total	7		\$227,674.55		\$16,458.02	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
40' SF	176	0.80	\$4,007,079.47	\$22,767.50	\$289,661.64	\$1,645.80
50' SF	187	1.00	\$5,321,895.95	\$28,459.34	\$384,706.39	\$2,057.25
60' SF	99	1.20	\$3,380,966.46	\$34,151.18	\$244,401.51	\$2,468.70
74' SF	21	1.48	\$884,517.11	\$42,119.86	\$63,939.50	\$3,044.74
Total	483		\$13,594,458.99		\$982,709.04	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 3, Series 2018 Bonds-Funded Units**

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
MF Terrace	204	0.50	\$2,902,866.45	\$14,229.74	\$209,840.87	\$1,028.63
Total	204		\$2,902,866.45		\$209,840.87	

* Includes early payment discount of 4% and costs of collection of 1.5%

** Unit 3 Assessment apportionment shown after the District imposes and levies Unit 3 Assessments on the land located within Unit 3

Note: The maximum annual debt service payment on the Bonds equals \$1,142,512.50

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Addendum to the Second Supplemental
Special Assessment
Methodology Report

January 30, 2019



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0	Introduction	1
2.0	Assessment Methodology	
2.1	Assigning Assessment	1
2.2	Assessment Roll	2
3.0	Additional Stipulations	3
4.0	Appendix	
	Table 1	4
	Table 2	4
	Table 3	5
	Table 4	5
	Table 5	6
	Table 6	7

1.0 Introduction

This Addendum to the Second Supplemental Special Assessment Methodology Report (the "Addendum") was developed to provide an addendum to the Final Second Supplemental Special Assessment Methodology Report dated November 13, 2018 (the "Second Supplemental Report"). The Addendum specifically addresses the apportionment of the assessment associated with repayment of the Series 2018 Bonds (the "Assessment") to residential units and residential lands in Unit 3, Unit 2 and those portions of Unit 1 where seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds issued by the Toscana Isles Community Development District ("District") are located. This Addendum is intended to be read in conjunction with the Second Supplemental Report.

2.0 Assessment Methodology

2.1 Assigning Assessment

At the time of writing of the Second Supplemental Report and issuance of the Bonds, the land located within the Unit 3 portion of the District was not owned by LALP Development, LLC (the "Developer") or other owners associated with the Developer. The portion of the Assessment apportioned to 204 residential units in Unit 3 was initially levied only on the parcels of land within Unit 2 and those portions of Unit 1 where seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds were located. Such levy was necessitated by the fact that the District did not conduct proceedings to impose and levy the Assessment on the land located within Unit 3.

Consequently, the Assessment was initially levied only on the parcels of land within Unit 2 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located. As of the time of writing of the Second Supplemental Report, such land has not yet been platted and consequently, the Assessment in the amount of \$16,725,000 was initially levied on approximately 134.48 +/- gross acres on an equal pro-rata gross acre basis and thus the Assessment in the amount of \$16,725,000 was preliminarily levied on approximately 134.48 +/- gross acres at a maximum of \$124,367.94 per acre.

In addition, upon issuance of the Series 2018 Bonds, the amount of \$2,457,415.79 was placed in a retainage subaccount of the Series 2018 Bonds acquisition and construction account until such time no later than September 30, 2019, when the District imposed and levied the Assessment on land located within Unit 3.

As at the time of writing of this Addendum, the District is preparing to conduct public hearings to impose and levy the Assessment on the land located within Unit 3 and upon the conclusion of such proceedings, the Assessment will be extended to the land located within Unit 3. To the extent that at such time the land within Unit 2, Unit 3 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located remains unplatted, the Assessment will initially be levied on the parcels of land within Unit 2, Unit 3 and those portions of Unit 1 where the seven (7) units whose improvements were financed with proceeds of the Series 2018 Bonds are located on an equal pro-rata gross acre basis. As the total area of such land equals approximately 224.19 +/- gross acres, \$16,725,000 will be preliminarily levied on approximately 224.19 +/- gross acres at a maximum of \$74,601.90 per acre.

As the unplatted land is platted, the Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Assessment to platted parcels will reduce the amount of Assessment levied on unplatted gross acres.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

2.1 Assessment Roll

Below please find the Preliminary Assessment Roll illustrating the initial apportionment of the Assessment to parcels of land that are subject to the Assessment. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

Assessment Roll

Parcel ID	Owner	Acres	Assessment
0375010100	LALP Lots VII LLC	18.41	\$1,373,421
0375010105	LALP Lots VII LLC	0.89	\$66,396
0375010115	LALP Lots X LLC	11.86	\$884,779
0366130005	LALP Lots XI LLC	6.14	\$458,056
0375010116	LALP Development LLC	0.5	\$37,301
0375010111	LALP Development LLC	2.01	\$149,950
0366130006	LALP Option 1 LLC	10.85	\$809,431
0375010110	LALP Development LLC	0.98	\$73,110
0366130004	LALP Lots XI LLC	8.41	\$627,402
0366130001	LALP Option 1 LLC	72.68	\$5,422,066
0375120005	LALP Development LLC	0.69	\$51,475
0375050009	LALP Development LLC	0.38	\$28,349
0375010108	LALP Development LLC	0.25	\$18,650
0375010109	LALP Development LLC	0.25	\$18,650
0375010112	LALP Development LLC	0.18	\$13,428
0366130003	LALP Option 2 LLC	3.55	\$264,837
0375040001	LALP Option 2 LLC	86.16	\$6,427,700
Total		224.19	\$16,725,000

3.0 Additional Stipulations

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

4.0 Appendix

Table 1

Toscana Isles

Community Development District

Revised Development Plan

Product Type	Series 2014		Unit 1 Total Number of Residential Units	Unit 2 Number of Residential Units	Unit 3 Number of Residential Units	Total Number of Residential Units
	Bond-Funded Unit 1 Number of Residential Units	Remaining Unit 1 Number of Residential Units				
40' SF	0	0	0	176	0	176
50' SF	183	2	185	187	0	372
60' SF	141	5	146	99	0	245
74' SF	26	0	26	21	0	47
80' SF	7	0	7	0	0	7
MF Coach	56	0	56	0	0	56
MF Terrace	0	0	0	0	204	204
Total	413	7	420	483	204	1,107

Table 2

Toscana Isles

Community Development District

Revised Capital Improvement Program

Category	Unit 1 Improvement Costs	Unit 2 Improvement Costs	Unit 3 Improvement Costs	Total Costs
Clearing and Earthwork for Storm Water	\$4,792,600	\$1,697,315	\$25,034	\$6,514,949
Storm Water Management System	\$2,701,291	\$581,812	\$114,876	\$3,397,979
Roadways, Sidewalks & Paths	\$1,996,511	\$1,606,954	\$366,539	\$3,970,004
Water and Sewer Utilities	\$2,970,546	\$2,746,235	\$875,128	\$6,591,909
Gates & Entry Features	\$475,850	\$250,000	\$0	\$725,850
Walls, Buffers & Landscaping	\$1,722,615	\$893,303	\$198,702	\$2,814,620
Contingencies	\$0	\$1,956,823	\$397,695	\$2,354,518
Total	\$14,659,413	\$9,732,442	\$1,977,974	\$26,369,829

Table 3

Toscana Isles

Community Development District

Sources and Uses of Funds

<u>Sources</u>	Series 2018 Bonds
Bond Proceeds:	
Par Amount	\$16,725,000.00
Original Issue Discount	-\$167,233.40
Total Sources	\$16,557,766.60
<u>Uses</u>	
Project Fund Deposits:	
Project Fund	\$11,997,972.19
Deposit to Unit 3 Subaccount	\$2,457,415.79
	<u>\$14,455,387.98</u>
Other Fund Deposits:	
Debt Service Reserve Fund	\$856,884.38
Capitalized Interest Fund (11/1/2019)	\$804,860.24
	<u>\$1,661,744.62</u>
Delivery Date Expenses:	
Costs of Issuance	\$189,759.00
Underwriter's Discount	\$250,875.00
	<u>\$440,634.00</u>
Total Uses	\$16,557,766.60

Table 4

Toscana Isles

Community Development District

Benefit Allocation

Product Type	Total Number of Residential		Total ERU
	Units	ERU per Unit	
40' SF	176	0.80	140.80
50' SF	372	1.00	372.00
60' SF	245	1.20	294.00
74' SF	47	1.48	69.56
80' SF	7	1.60	11.20
MF Coach	56	0.70	39.20
MF Terrace	204	0.50	102.00
Total	1,107		1,028.76

Table 5

Toscana Isles

Community Development District

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2014 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution to Date	Total Cost Financed with Series 2014 Bonds
50' SF	183	1.00	183.00	\$4,690,772	\$873,777	\$3,816,995
60' SF	141	1.20	169.20	\$4,337,042	\$807,886	\$3,529,156
74' SF	26	1.48	38.48	\$986,344	\$183,732	\$802,612
80' SF	7	1.60	11.20	\$287,086	\$53,477	\$233,608
MF Coach	56	0.70	39.20	\$1,004,799	\$187,170	\$817,629
Total	413		441.08	\$11,306,042	\$2,106,042	\$9,200,000

Revised Capital Improvement Program Cost Allocation - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
50' SF	2	1.00	2.00	\$51,265	\$2,071	\$49,195
60' SF	5	1.20	6.00	\$153,796	\$6,212	\$147,584
Total	7		8.00	\$205,061	\$8,282	\$196,779

Revised Capital Improvement Program Cost Allocation - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
40' SF	176	0.80	140.80	\$3,609,075	\$145,763	\$3,463,312
50' SF	187	1.00	187.00	\$4,793,303	\$193,597	\$4,599,705
60' SF	99	1.20	118.80	\$3,045,157	\$122,994	\$2,922,163
74' SF	21	1.48	31.08	\$796,662	\$32,176	\$764,487
Total	483		477.68	\$12,244,197	\$494,530	\$11,749,667

Revised Capital Improvement Program Cost Allocation - Unit 3, Series 2018 Bonds-Funded Units

Product Type	Number of Units	ERU per Unit	Total ERU	Total Cost Allocation*	Total Developer Contribution Required	Total Cost Financed with Series 2018 Bonds
MF Terrace	204	0.50	102.00	\$2,614,529	\$105,586	\$2,508,942
Total	204		102.00	\$2,614,529	\$105,586	\$2,508,942

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

Table 6

Toscana Isles

Community Development District

Assessment Apportionment - Unit 1, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
50' SF	2	1.00	\$56,918.67	\$28,459.34	\$4,114.51	\$2,057.25
60' SF	5	1.20	\$170,755.88	\$34,151.18	\$12,343.51	\$2,468.70
Total	7		\$227,674.55		\$16,458.02	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 2, Series 2018 Bonds-Funded Units

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
40' SF	176	0.80	\$4,007,079.47	\$22,767.50	\$289,661.64	\$1,645.80
50' SF	187	1.00	\$5,321,895.95	\$28,459.34	\$384,706.39	\$2,057.25
60' SF	99	1.20	\$3,380,966.46	\$34,151.18	\$244,401.51	\$2,468.70
74' SF	21	1.48	\$884,517.11	\$42,119.86	\$63,939.50	\$3,044.74
Total	483		\$13,594,458.99		\$982,709.04	

* Includes early payment discount of 4% and costs of collection of 1.5%

Assessment Apportionment - Unit 3, Series 2018 Bonds-Funded Units**

Product Type	Total Number of Residential Units	ERU per Unit	Total Assessment (Bond Principal)	Assessment (Bond Principal) per Unit	Total Annual Debt Service Assessment Payment*	Annual Debt Service Assessment Payment per Unit*
MF Terrace	204	0.50	\$2,902,866.45	\$14,229.74	\$209,840.87	\$1,028.63
Total	204		\$2,902,866.45		\$209,840.87	

* Includes early payment discount of 4% and costs of collection of 1.5%

** Unit 3 Assessment apportionment shown after the District imposes and levies Unit 3 Assessments on the land located within Unit 3

Note: The maximum annual debt service payment on the Bonds equals \$1,142,512.50

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT

OCTOBER 15, 2018

Prepared by:



LB4334

I. INTRODUCTION

DESCRIPTION OF TOSCANA ISLES:

Toscana Isles is a subdivision located in portions of Sections 22 and 27, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida. The subdivision entails the development of a former RV park into an approximately 1,107 unit mixed use residential development within Sarasota County, Florida. A site location map is provided in Exhibit A. Based upon the developer's revised development plan, the community will include approximately 847 single family homes, 260 multi-family homes and several corresponding amenities, such as a clubhouse and guardhouse. The recreational area, which is not District funded, consists of a private clubhouse building, private amenities and all related landscape/hardscape features, utilities, roadways and other improvements located within the recreational area (the "Amenity Tract"). The proposed development will be constructed in several phases, with Phase 1 already completed.

PURPOSE AND SCOPE:

The purpose of this Engineer's Report is to assist with the financing, construction and acquisition of public infrastructure improvements to be undertaken by the Toscana Isles Community Development District (the "District"). All major infrastructure components, and the related cost estimates for the completion of this work are as described in the following sections.

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

The petition to establish the Toscana Isles Community Development District (the "District") was approved on December 10, 2013 by the City of Venice Council pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the residential development within the jurisdiction of the District. The District has

the power to issue bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the improvements.

The land area in the District currently consists of approximately 417.7 acres and is located within the City of Venice, Florida. All the land area in the District is bound between: Laurel Road to the south, Knight's Trail Road to the west, Gene Green Road to the north and residential and industrial development to the east.

The Toscana Isles Community Development District is governed by a Board of Supervisors consisting of five (5) members. The Board of Supervisors are as follows. Their terms, powers and duties are as described in Chapter 190, Florida Statutes:

- (a) John R. Peshkin
- (b) Daniel L. Peshkin
- (c) Samantha P. Hays
- (d) Brian F. Watson
- (e) Alexander H. Hays

Management of the District is currently performed on a contractual basis by Wrathell, Hunt & Associates (the "District Manager"). Straley Robin Vericker currently serves as District General Counsel (the "District General Counsel"), and AM Engineering, Inc. is currently the District Engineer (the "District Engineer"). The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors.

REPORT ASSUMPTIONS:

In preparation of this report, the District Engineer relied heavily on information provided by the developer with respect to details regarding the development of the District and acquisition of the infrastructure improvements. As the project surveyors and engineers of record, AM

Engineering, Inc. has a comprehensive knowledge of the design and construction of the already completed and proposed infrastructure improvements. Certain assumptions were also made with respect to all cost estimates, pricing and financing based on previous experience within the local industry and recent construction costs. The estimated costs presented herein could vary based on final engineering and ultimate construction bids.

II. DEVELOPMENT BOUNDARY

PROPERTY BOUNDARY:

The development is located north of Laurel Road, East of Knight's Trail Road, and south of Gene Green Road. The expanded project falls within Sections 22 and 27, Township 38, Range 19 E, within the City of Venice, Florida.

DESCRIPTION OF PROPERTY SERVED:

Toscana Isles is wholly located within the City of Venice. The development will be a fully contiguous community. The proposed development envisions a mixture of multi-family coach homes, multi-family terrace homes and single-family homes.

IMPROVEMENTS TO EXISTING INFRASTRUCTURE:

All improvements described in this report shall benefit the District. The entire community will receive potable water from a water main connected to an existing 12" water main on Knights Trail Road and an existing 16" water main on Laurel Road. There will be several sanitary sewer systems serving the proposed development. The first phase consists of one system serving the community through the lift station near the center of the property, with an associated force main connected to an existing manhole near the main entrance of Toscana Isles. A second system serves the clubhouse and a portion of Maraviya Boulevard connected to the existing lift station on Knight's Trail Road, located near the southwest corner of the District. A third system serves

the southernmost lots through the lift station along Laurel Road and a force main connected to an existing force main along Laurel Road. Phase two is anticipated to be served by two proposed lift stations with associated force mains connecting to existing facilities along Knights Trail Road. Phase three is anticipated to be served by a proposed lift station with associated force main connecting to existing facilities near the main entrance of Toscana Isles.

Off-site improvements include existing and proposed connections to utilities and roadway improvements at the Toscana Isles northern and southern entrances.

III. PROPOSED PROJECT

PROPOSED DISTRICT INFRASTRUCTURE:

The District has funded and is expected to continue to fund the construction and acquisition of certain public infrastructure improvements (the “Project”). The capital improvements described in this report represent the present intentions of the Developer, as initial landowners, and the Toscana Isles Community Development District, subject to all applicable local general purpose government land use planning, zoning, and all other entitlements. The implementation of the improvements discussed in this report requires final approval and acceptance by all applicable regulatory and permitting agencies on a local, state, and federal level. The actual improvements constructed at the completion of this proposed development may vary from the capital improvements described in this report. All cost estimates included in the following sections have been prepared based on the District Engineer’s experience within this industry and recent local construction costs. Furthermore, the final cost of all engineering design, permitting and approvals, construction, and all other costs associated with the completion of this project may vary from the cost estimates presented in this report. Once constructed, the responsibility for the maintenance and upkeep of these improvements is as documented in Table 2 of this report. The following sections will describe the elements that will comprise the Toscana Isles Community Development District Capital Improvement Project.

CLEARING AND EARTHWORK FOR STORM WATER:

The development's subject site was formerly an RV park with several existing lakes. Therefore, the earthwork within this development primarily consists of clearing existing vegetation, filling portions of existing lakes, followed by excavating new lake areas, all of which are required to create part of the storm water management system. The excess fill, if any, will be used as required to provide the minimum design elevations to the project required for flood protection. The earthwork within the project will be accomplished by lowering the existing grade of upland areas and using the fill to form the lake banks. All of the roadways within this project have been designed, at their lowest points, to be above the 100-year 24-hour flood event (10"). The center of road elevations vary from a minimum of 13.0 to a maximum of 15.0. The 100-year flood elevation is 12.0 (NGVD 1929 Datum). Areas surrounding roadways will be constructed to .25' (3") above center of road elevations to drain into the storm water management system. Additional fill above this elevation is excluded from the Project, since it is not required as part of the storm water management system. Unit 1 Clearing and earthwork includes work to be performed around the Western portion of Lake 2 as a part of SWFWMD's requirement to enhance plantings in that area of the lake. A portion of the costs spent in Unit 1 provided benefit to Units 2 and 3, since clearing and earthwork was performed for creating the storm water management system. When Units 2 and 3 are constructed, additional roads will be installed as a part of the development of those areas, which will benefit only those areas.

STORM WATER MANAGEMENT SYSTEM:

The storm water management system for the proposed development will include existing and enlarged lakes, swales, inlets, interconnecting pipes, control structures and an erosion control barrier around some of the perimeter of the lakes to maintain the lake bank and slopes. The Southwest Florida Water Management District (SWFWMD) has permitted the entire development's Surface Water Management system pursuant to Environmental Resource Permit (ERP) #43012290, as modified from time to time.

The storm water management facilities will consist of seven (7) lakes totaling approximately 210 acres, three of which are interconnected by bridges, with the remainder connected by a pipe system. All storm water runoff from the subject property will be routed to these storm water management lakes for the purposes of water quality treatment and attenuation. Other than existing storm water runoff from Units 2 and 3, no additional work will need to be performed on the storm water management system in order for the undeveloped land area within Unit 2 and Unit 3 to drain to the lakes. Therefore, a portion of the costs spent in Unit 1 benefits Units 2 and 3, and when Units 2 and 3 are constructed, additional swales, inlets, pipes and erosion control barriers will be installed as a part of the development of those areas, which will benefit only those areas. The treated storm water will be subsequently conveyed through the system and towards the control structure which uses a rectangular weir to restrict discharge through the existing control structure on Knight's Trail Road located at the northwest boundary of the property.

The proposed storm water management system was designed to adhere to SWFWMD's minimum criteria for water quality treatment and flood protection. The conveyance system and corresponding storm water management lakes were designed to attenuate SWFWMD's 25-Year 24-Hour storm event (8") and the 100-year 24-hour storm event (10").

As part of the required National Pollutant Discharge Elimination System (NPDES) permit requirements, Erosion and Sediment Control Plans were prepared and shall be implemented by the contractor throughout all construction. These plans include various storm water pollution preventative measures such as hay bales, staked silt fences, floating turbidity barriers, and truck wash-down areas.

ROADWAYS, SIDEWALKS AND PATHS:

The roadways within the proposed development will consist of two-lane roadways, accessible by the general public through the guardhouse. Assuming that Units 2 and 3 are constructed, the roadways will interconnect the entire community and will connect to Knight's Trail Road.

Approximately 6.5 +/- miles of internal roadways will be constructed within a platted Ingress-Egress Easement. The Toscana Isles Community Development District will be responsible for funding the roadways, which will include stabilized subgrade, base, asphalt, valley gutters or curb & gutter, drainage inlets, pipes and other components. Bridges have been installed to span the water connecting the three largest lakes. Since a portion of the roadway system constructed within Unit 1 will be used to access Units 2 and 3, a portion of the costs spent in Unit 1 would therefore benefit Units 2 and 3.

All roadways are designed (or in the case of future roadways, will be designed) and are constructed (or in the case of future roadways, will be constructed) in accordance with all local, state, and federal codes. These roadways will also include all necessary landscaping, lighting and irrigation as described in the following sections.

The development will be a pedestrian friendly community that will include extensive sidewalks along all roadways. The sidewalks will be concrete, concrete pavers or a mixture of concrete and concrete pavers through the entire community. These proposed sidewalks are ADA friendly, designed with curb ramps and detectable warnings at every street crossing where there is sidewalk on both sides. The CDD will construct, fund and maintain all common area sidewalks throughout the development as the Units are constructed. Construction of sidewalks in front of individual lots will be the responsibility of the homebuilder.

UTILITIES:

The District-funded utilities within the development will consist of water mains, sanitary sewer systems, and force mains. Existing utilities and infrastructure serving the RV park were removed to accommodate the approved earthwork plan, which substantially lowered the RV park site grades. New utilities were installed in Unit 1, and will be installed in Units 2 and 3 that meet minimum specifications of ground cover below design grade. The water main, sanitary sewer and force main systems in place have been designed (and future systems will be designed) by

AM Engineering, Inc. in accordance with the City of Venice standards and Sarasota County Standards (sewer).

At the time of preparation of this report, the sanitary sewer facilities are divided into several separate systems. Each will be owned and maintained by either Sarasota County or the City of Venice. The sanitary sewer and force main systems for Unit 1 were designed to accommodate a portion of the lots to be serviced in Unit 2, and will therefore benefit Unit 2. The sanitary sewer and force main systems for Units 2 and 3 will be independent of the Unit 1 systems and will therefore only benefit Units 2 and 3.

The proposed water distribution facilities will include all necessary valves, fire hydrants, and water services to individual lots and development parcels. The water distribution facility has been designed as a loop system, consisting of the use of 8" and 12" water main lines as a part of the system. The main water distribution lines which service homes contained within Unit 1 would service Units within Units 2 and 3 given that the system would be a larger loop system. The City of Venice will require Units 2 and 3 to be connected into the existing Unit 1 water main facilities, which will have been turned over to the City, in order for those Units to have a loop system. Therefore, a portion of the costs spent in Unit 1 would benefit Units 2 and 3.

Although an irrigation system was contemplated to be installed by the District, the system was installed by the Developer and the costs are not included as a part of the District.

GATES & ENTRY FEATURES:

The entrance feature consists of an entry monument and signage, landscape features, lighting, fountain and a guardhouse with a publicly accessible entry. This guardhouse is located at the main entrance to the development off Knight's Trail Road. These features are located within the platted Ingress-Egress Easement. Since this main entrance feature would serve Units 2 and 3, a portion of these costs spent in Unit 1 would benefit Units 2 and 3.

WALLS, BUFFERS & LANDSCAPING

The landscaping for this development was designed by Krent Wieland Design, Inc. of Delray Beach, Florida and the landscape architect is Botanics Design Group, LLC. Landscaping for the public portions of the development consists of sod, shrubs, trees, palms and flowers. The District will install all required perimeter landscape buffers. Portions of this buffering will include various fences and/or walls. Since the walls, buffers and landscaping installed as a part of the work completed during Unit 1 would serve Units 2 and 3, a portion of these costs spent in Unit 1 would benefit Units 2 and 3.

OFF-SITE INFRASTRUCTURE

The off-site improvements include, but are not limited to, turn lanes into the community from Knight's Trail Road and numerous utility connections. These improvements are generally described within their respective categories.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

SUMMARY OF COSTS:

The table below represents the opinion of probable costs for the District public infrastructure project. This opinion of probable costs includes the estimated infrastructure costs for the aforementioned infrastructure improvements within this report including, but not limited to professional and design services, materials, labor, construction and contingencies. All estimates within this report are based on the monetary value of the dollar in 2018.

In order to arrive at the estimates presented in this Section of the report, the developer supplied a majority of the information concerning the segregation of items that will be funded by the District from the items that will be funded by the Developer. The following costs do not include, or account for the legal, administrative, financing, operation or maintenance services necessary to finance, construct, or operate the District-funded infrastructure. The District-Funded Project Infrastructure costs do not include any costs for land acquisition, private clubhouse building, private amenities and all related landscape/hardscape features, or central irrigation system, as the District will not be funding such costs.

District-Funded Item	Construction Cost
Project Infrastructure	\$26,369,829

DISTRIBUTION OF COSTS:

Section III of this report discusses in detail the proposed infrastructure for this development, for the portion which will be funded by the District. The estimates presented in this section have been separated by individual items from the list of various infrastructure improvements that will be constructed.

Table 1 provides an outline of the various facilities and services the District may provide. Financing for these facilities is projected to be provided by the District.

TABLE 1
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED COSTS OF CONSTRUCTION

Category	Unit 1	Unit 2	Unit 3	Total
Clearing and Earthwork for Storm water	\$4,792,600	\$1,444,027	\$278,322	\$6,514,949
Storm Water Management System	\$2,701,291	\$447,688	\$249,000	\$3,397,979
Roadways, Sidewalks & Paths	\$1,996,511	\$1,135,821	\$837,672	\$3,970,004
Utilities	\$2,970,546	\$2,140,978	\$1,480,385	\$6,591,909
Gates & Entry Features	\$475,850	\$250,000	\$0	\$725,850
Walls, Buffers & Landscaping	\$1,722,615	\$956,178	\$135,827	\$2,814,620

Contingencies		\$1,853,934	\$500,584	\$2,354,518
Total Estimated Project Costs	\$14,659,413	\$8,228,626	\$3,481,790	\$26,369,829

Table 1 illustrates the estimates of the capital required to install facilities outlined in Table 2. Total costs for those facilities which may be provided are estimated to be approximately \$26,369,829. The District may levy a non-ad valorem special assessment and may issue special assessment bonds in one or more Series of issuances to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all properties in the District that may benefit from the District’s infrastructure program as outlined in Table 2.

Prospective future landowners in the development may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance(s). In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, it is completely voluntary for new residents to move to the District, so, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District be disclosed by the initial seller to all prospective purchasers of property within the District.

TABLE 2
TOSCANA ISLES
PROPOSED FACILITIES AND SERVICES

FACILITY	FUNDED	MAINTAINED	OWNERSHIP
Storm Water Management System	CDD/Private	CDD/HOA	CDD/HOA
Roadways, Sidewalks & Paths	CDD/Private	Sarasota County / CDD/HOA	Sarasota County / CDD/HOA
Utilities	CDD/Private	Sarasota County, City of Venice, CDD/HOA	Sarasota County, City of Venice, CDD/HOA
Gates & Entry Features	CDD/Private	CDD/HOA	CDD/HOA
Walls, Buffers & Landscaping	CDD/Private	CDD/HOA	CDD/HOA

Ownership of all District funded improvements will be by the CDD or applicable General Purpose Government, and maintenance thereof will be the responsibility of such owning entity.

PROJECT PHASING:

The overall Project will be built in a series of phases. The phasing of the project allows the applicable Clearing and Earthwork, Storm Water Management, Roadways, Utilities, Security Gates, Entry Features and Recreational Areas, Landscaping and Sidewalks and Paths to be installed as needed throughout the build-out of the District. Unit 3 is not currently owned by the Developer. Following is the estimated number of lots, by lot type, to be contained in each Unit.

LOT TYPE	UNIT 1	UNIT 2	UNIT 3	TOTALS
40' Lots	-	176	-	176
50' Lots	183	187	-	370
60' Lots	148	99	-	247
74' Lots	26	21	-	47
80' Lots	7	-	-	7
MF Coach Homes	56	-	-	56
MF Terrace Homes	-	-	204	204
Totals	420	483	204	1,107

The total expected cost of improvements anticipated to be funded by the District is broken down by Category in Table 1. Unit 1 work primarily focused on installing the utilities to service the project, the storm water system connecting the three large interconnecting lakes, the associated buffer and common area landscaping, a significant portion of the overall walls, buffers and entry features at the primary entrance, and the roads which service all parcels of the development. Since a portion of the work completed during Unit 1 would serve Units 2 and 3, a portion of the costs spent in Unit 1 would benefit Units 2 and 3.

Although similar types of costs would be incurred during the development of Units 2 and 3, those costs do not need to be expended in order for Unit 1 to be self-sufficient, and therefore would not have to be allocated to Unit 1. The estimation of costs is based on the defined scope

above and current market and site conditions. Actual costs may vary significantly based on changes in scope, cost of materials and labor and difficulties from unknown site conditions.

PERMITS:

Local, state and federal permits and approvals are required prior to the construction of the aforementioned infrastructure improvements to the proposed development. Permits and permit modifications are considered to be a part of the design and permitting process and are applied for as required by various time constraints.

As the engineer of record, AM Engineering, Inc. certifies that all permits known to be necessary to complete the construction of the infrastructure for the proposed development have been or will be obtained. The full list of major permits and modifications received thus far can be seen below:

PERMITTING AGENCY	TYPE OF PERMIT	PERMIT #	PERMIT ISSUE DATE
SWFWMD	ERP	43012290.008	10/25/2011
ACOE	ACOE	SAJ-2011-01313	06/27/2014
City of Venice	Final Plat	Plat Book 48 Page 6	11/13/2012
SWFWMD	ERP	43012290.010	09/10/2013
SWFWMD	ERP	43012290.011	06/05/2014
SWFWMD	ERP	43012290.012	04/17/2015
SWFWMD	ERP	43012290.013	08/17/2015
SWFWMD	ERP	43012290.014	10/19/2015
SWFWMD	ERP	43012290.015	01/05/2016
SWFWMD	ERP	43012290.016	10/19/2016
City of Venice	Final Plat	Plat Book 49 Page 32	07/24/2015
City of Venice	Final Plat	Plat Book 50 Page 48	03/03/2017
City of Venice	Final Plat	Plat Book 51 Page 99	12/15/2017
City of Venice	Final Plat	Plat Book 51 Page 103	12/15/2017

CONCLUSION:

This report summarizes the infrastructure improvements necessary to develop the proposed community as required by the applicable governing agencies and good engineering practices. AM Engineering, Inc. certifies that the design of the infrastructure for this development is in full compliance with all current requirements presented by the various applicable governing agencies involved, as of the date of permit issuance. The infrastructure presented in this report will serve its intended function to the Toscana Isles Community Development District assuming substantial compliance with the design and permits issued for this project from all contractors involved. It is AM Engineering, Inc.'s professional opinion that the costs associated with the Toscana Isles Community Development District's proposed infrastructure improvements are reasonable.

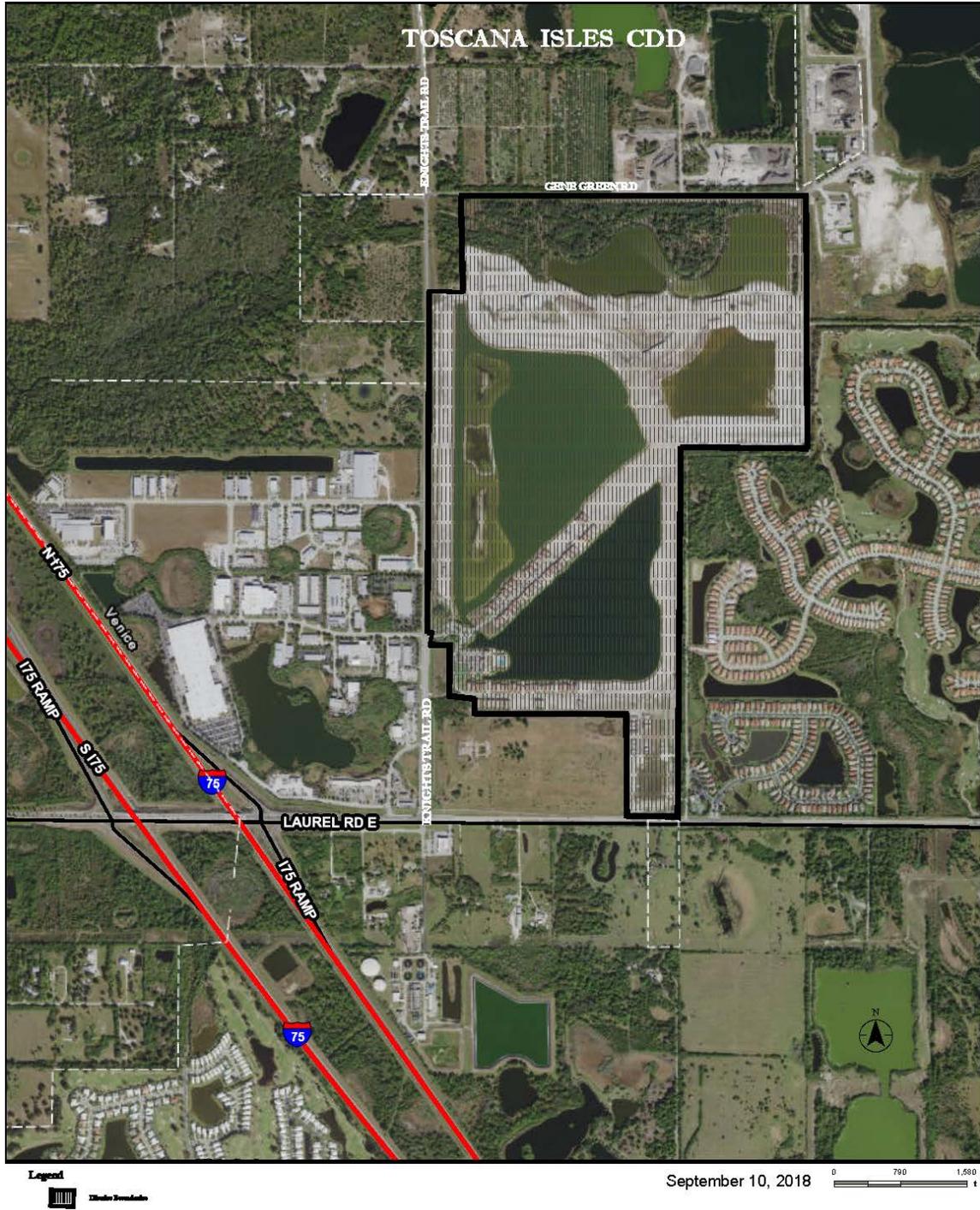
It should be noted that this opinion of probable infrastructure cost is only an opinion determined by AM Engineering, Inc. in combination with the Developer, and is not a guaranteed maximum price. These costs were derived from various sources such as estimates from the Developer, historical unit pricing, and AM Engineering Inc.'s own past experiences within the infrastructure industry.

Therefore, AM Engineering, Inc. is of the opinion that the construction of the infrastructure described in this report for the proposed development can be completed within the costs stated in Section IV of this report. However, several unforeseen factors, which are outside of the control of the District, Developer or AM Engineering, Inc. may alter the final cost. These factors include future costs of labor, equipment, and materials, increased future regulatory actions/measures, and unforeseen changes throughout the actual construction process. Due to these potential circumstances, the actual total final costs may vary substantially from this opinion of probable infrastructure cost.

“Exhibit A”

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

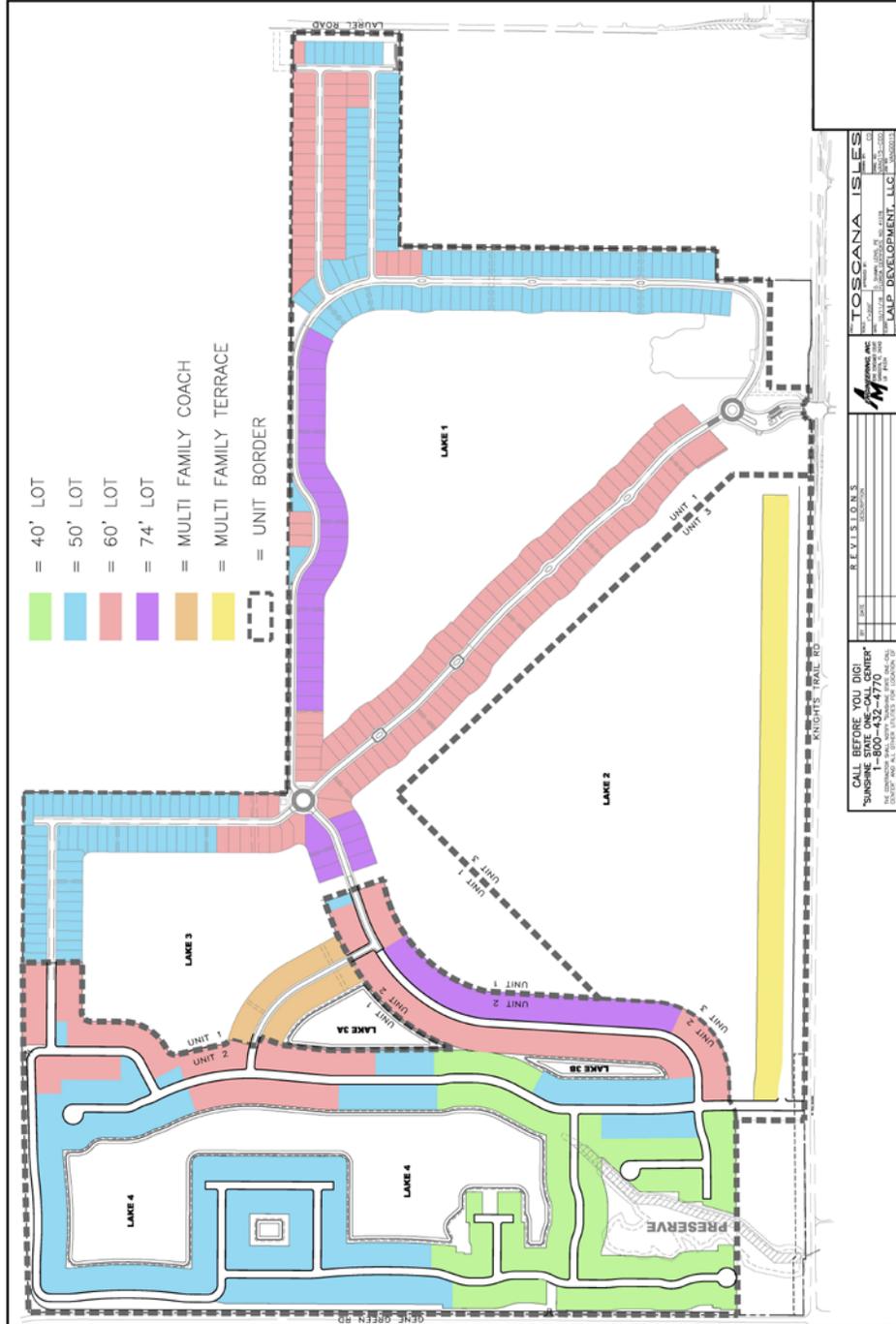
SITE LOCATION MAP



“Exhibit B”

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

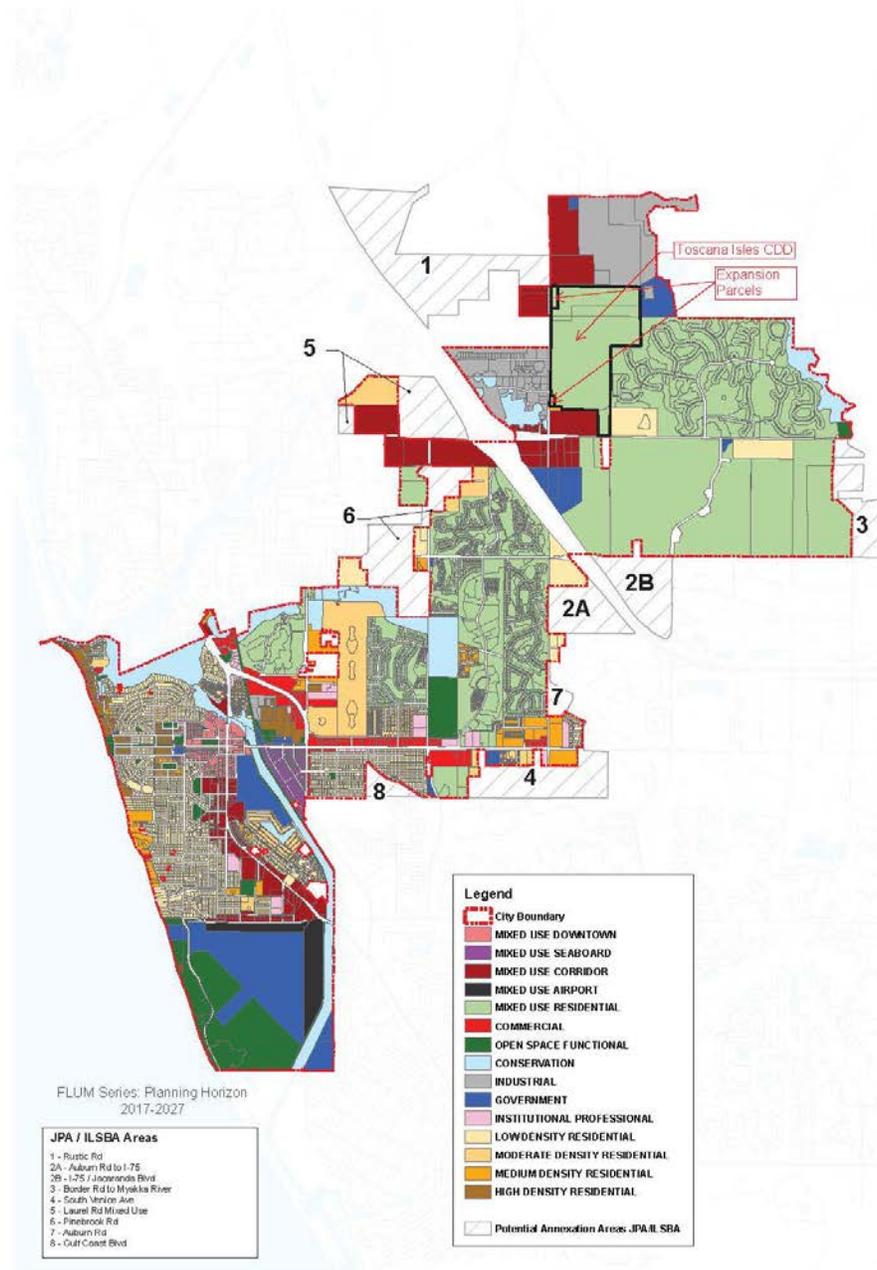
PROJECTED LAND USE AND PRODUCT TYPES



“Exhibit C”

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

LAND USE MAP



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION NO. 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 20, 2019, AT 10:00 A.M. AT 6561 PALMER PARK CIRCLE, SUITE B, SARASOTA, FLORIDA 34238, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Toscana Isles Community Development District, ("**Board**") has previously adopted Resolution No. 2019-07, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2019-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238 ("**District Records Office**") and at the offices of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Office**").

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

1. There is hereby declared a public hearing to be held on March 20, 2019, at 10:00 a.m., at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238, for the purpose of hearing comment and objection to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager's Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Sarasota County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 6TH DAY OF FEBRUARY, 2019.

ATTEST:

**Toscana Isles
Community Development District**

Cindy Cerbone
Assistant Secretary

Brian Watson
Vice Chair of the Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2019-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE BUDGET FOR FISCAL YEAR 2019; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, 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 2019; and

WHEREAS, the Board desires to amend the budget previously approved for the Fiscal Year 2019.

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

Section 1. The Fiscal Year 2019 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, 2019 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 6th day of February, 2019.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2019
PREPARED FEBRUARY 5, 2019**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Adopted Budget FY 2019	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES			
Assessment levy: on-roll - net	44,785	-	44,785
Assessment levy: off-roll	25,724	-	25,724
Total revenues	<u>70,509</u>	<u>-</u>	<u>70,509</u>
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	41,616	-	41,616
Debt service fund accounting	-	6,250	6,250
Legal	6,000	-	6,000
Engineering	1,000	-	1,000
Audit	4,200	-	4,200
Arbitrage rebate calculation	750	-	750
Dissemination agent	1,000	834	1,834
Trustee	4,428	4,572	9,000
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,200	-	1,200
Annual special district fee	175	-	175
Insurance	7,090	-	7,090
Contingencies/bank charges	500	-	500
Website	650	-	650
Tax collector	700	-	700
Total expenditures	<u>70,509</u>	<u>11,656</u>	<u>82,165</u>
Net increase/(decrease) of fund balance	-	(11,656)	(11,656)
Fund balance - beginning (unaudited)	18,960	-	18,960
Fund balance - ending (projected)	<u>\$ 18,960</u>	<u>\$ (11,656)</u>	<u>\$ 7,304</u>



Wrathell, Hunt and Associates, LLC

**ADDENDUM #1 TO AGREEMENT FOR MANAGEMENT SERVICES BETWEEN
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT AND
WRATHELL, HUNT & ASSOCIATES, LLC**

This document is in reference to a contract agreement dated January 15, 2014 between the following parties that are named below.

May it be known that the undersigned parties, for good consideration, do hereby agree to make the following changes and/or additions outlined below. These additions shall be made valid as if they are included in the original stated contract.

Debt Service Fund	\$7,500
Dissemination Agent Services	\$2,000

No other terms or conditions of the above mentioned contract shall be negated or changed as a result of this here stated addendum.

This addendum shall become effective upon its adoption.

APPROVED and **ADOPTED** this 6th day of February, 2019

**TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

Chair/Vice Chair, Board of Supervisors

WRATHELL, HUNT & ASSOCIATES, LLC

Print Name: _____

Craig A. Wrathell, President & Partner

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

11

SECOND AMENDMENT TO THE MAINTENANCE AGREEMENT

THIS AMENDMENT is made effective as of this 17th day of December 2018 by **LALP DEVELOPMENT, LLC**, a Florida limited liability company (“Developer”), **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. Developer, the District, the Master Association, and the Maintenance Association, (the “Parties”) previously executed a maintenance agreement dated July 27, 2016, and amended on August 16, 2017 (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.

D. All of the property described in the plat of Toscana Isles, Unit 1 (the “Plat”) recorded in Plat Book 49, page 32, Public Records of Sarasota County, Florida, is subject to the terms of the Declaration. All of the property described in the plat of Toscana Isles, Units 1 & 2, Phase 2 (the “Plat, Unit 2”) recorded in Plat Book 50, page 48, Public Records of Sarasota County, Florida is also subject to the terms of the recorded Declaration. All of the property described in the plat of Toscana Isles, Unit 1, Phase 3 (the “Plat, Unit 3”) recorded in Plat Book 51, page 99, Public Records of Sarasota County, Florida is also subject to the terms of the recorded Declaration. All of the property described in the plat of Toscana Isles, Units 1 & 2, Phase 4 (the “Plat, Unit 4”) recorded in Plat Book 51, page 103, Public Records of Sarasota County, Florida is also subject to the terms of the recorded Declaration.

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, (1) the Master Association will be responsible to maintain and repair, at its sole cost and expense, the Future Development Areas, Common Areas, District Property, Laurel Road Easement Area, Habitat for Humanity Easement Area, Caribbean Bay Easement Area, and Emergency Access Area identified on the Maintenance Chart, and (2) the Maintenance Association will be responsible to maintain and repair, at its sole cost and expense, the Common Areas and District Property identified on the revised Exhibit “A” (the “Maintenance Chart”).

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

WITNESSES:

Stacy Boyle Fastiggi

Signature of Witness

Stacy Boyle Fastiggi

Print Name of Witness

Kathie Jette

Signature of Witness

Kathie Jette

Print Name of Witness

Stacy Boyle Fastiggi

Signature of Witness

Stacy Boyle Fastiggi

Print Name of Witness

Kathie Jette

Signature of Witness

Kathie Jette

Print Name of Witness

Stacy Boyle Fastiggi

Signature of Witness

Stacy Boyle Fastiggi

Print Name of Witness

Kathie Jette

Signature of Witness

Kathie Jette

Print Name of Witness

Stacy Boyle Fastiggi

Signature of Witness

Stacy Boyle Fastiggi

Print Name of Witness

Kathie Jette

Signature of Witness

Kathie Jette

Print Name of Witness

LALP DEVELOPMENT, LLC

By: Vanguard Realtors, LLC, a Florida limited liability company, as its Manager

By: [Signature]

John R. Peshkin, as Manager

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Samantha P. Hays, as Chair

TOSCANA ISLES MASTER ASSOCIATION, INC.

By: [Signature]
Samantha P. Hays, as President

TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC.

By: [Signature]
John R. Peshkin, as President

EXHIBIT "A"

MAINTENANCE CHART

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>RESPONSIBLE PARTY</u>
100	Common Area	Master Association
105	Landscape Easement area within Future Development Area, as depicted on Exhibit "B" attached to this Agreement	Master Association
114	Future Development Area	Master Association
150, 250, 450 & 451	District Property	Master Association
160, 161, 260, 261 & 262	District Property	Maintenance Association
170, 270, 470 & 471	District Property	Master Association
180, 181, 280, 281 & 282 (landward of erosion control barrier)	Common Area	Master Association
180, 181, 280, 281 & 282 (erosion control barrier and seaward)	Common Area	Maintenance Association
Laurel Road Easement Area	Laurel Road Easement Area as described in the Laurel Road Property Easement	Master Association
Habitat for Humanity Easement Area	Habitat for Humanity Easement Area as described in the Habitat for Humanity Property Easement	Master Association
Caribbean Bay Easement Area	Caribbean Bay Easement Area as described in the Caribbean Bay Property Easement	Master Association
Emergency Access Easement Area	Emergency Access Easement Area as described in the Emergency Access Easement	Master Association

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2018**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 29,670	\$ -	\$ -	\$ 29,670
Investments				
Reserve	-	714,170	-	714,170
Prepayment	-	5,278	-	5,278
Revenue	-	300,691	-	300,691
Construction	-	-	1	1
Due from general fund	-	11,350	-	11,350
Due from developer				
DR Horton	2,407	-	-	2,407
Total assets	<u>\$ 32,077</u>	<u>\$ 1,031,489</u>	<u>\$ 1</u>	<u>\$ 1,063,567</u>
LIABILITIES				
Liabilities:				
Due to Developer	\$ 2,500	\$ -	\$ -	\$ 2,500
Due to debt service fund	11,350	-	-	11,350
Total liabilities	<u>13,850</u>	<u>-</u>	<u>-</u>	<u>13,850</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,407	-	-	2,407
Total deferred inflows of resources	<u>2,407</u>	<u>-</u>	<u>-</u>	<u>2,407</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,031,489	-	1,031,489
Unassigned	15,820	-	-	15,820
Total fund balances	<u>15,820</u>	<u>1,031,489</u>	<u>1</u>	<u>1,047,310</u>
Total liabilities and fund balances	<u>\$ 32,077</u>	<u>\$ 1,031,489</u>	<u>\$ 1</u>	<u>\$ 1,063,567</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 14,831	\$ 17,495	\$ 44,785	39%
Assessment levy: off-roll	-	-	25,724	0%
Interest and miscellaneous	5	7	-	N/A
Total revenues	<u>14,836</u>	<u>17,502</u>	<u>70,509</u>	25%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,468	10,404	41,616	25%
Legal	787	1,100	6,000	18%
Engineering	-	-	1,000	0%
Audit	-	-	4,200	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	250	1,000	25%
Trustee	-	4,760	4,428	107%
Telephone	17	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	3,062	3,312	1,200	276%
Annual special district fee	-	175	175	100%
Insurance	-	6,445	7,090	91%
Contingencies/bank charges	26	77	500	15%
Website	-	635	650	98%
Tax collector	222	262	700	37%
Total professional & administrative	<u>7,707</u>	<u>27,595</u>	<u>70,509</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	7,129	(10,093)	-	
Fund balances - beginning	8,691	25,913	18,960	
Fund balances - ending	<u>\$ 15,820</u>	<u>\$ 15,820</u>	<u>\$ 18,960</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 235,273	\$ 277,534	\$ 789,882	35%
Interest	1,125	4,378	-	N/A
Total revenues	<u>236,398</u>	<u>281,912</u>	<u>789,882</u>	36%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	302,437	600,731	50%
Tax collector	3,529	4,163	12,342	34%
Total expenditures	<u>3,529</u>	<u>461,600</u>	<u>768,073</u>	
Excess/(deficiency) of revenues over/(under) expenditures	232,869	(179,688)	21,809	
Fund balances - beginning	798,620	1,211,177	1,203,299	
Fund balances - ending	<u>\$ 1,031,489</u>	<u>\$ 1,031,489</u>	<u>\$ 1,225,108</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED DECEMBER 31, 2018**

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13A

DRAFT

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

The Toscana Isles Community Development District Board of Supervisors held a Public Hearing and a Regular Meeting on Wednesday, November 28, 2018, at 2:00 p.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present at the meeting were:

Samantha Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Michael Szymonowicz (via telephone)	Wrathell Hunt and Associates, LLC
John Vericker	District Counsel
Shawn Leins (via telephone)	District Engineer
James Collins	Resident
Steven Wood	Resident
Mike LaBoe	Resident
Mike Paganelli	Resident
Richard Daitch	Resident
Lisa Hart	Resident
Joe Farinelli	Resident
Thomas Hart	Resident
John Todd Reagan	Resident
Matt Scheffel	Resident
Mike Shehorn	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:06 p.m. Supervisors Samantha Hays, Daniel Peshkin and Brian Watson were present, in person. Supervisors Alexander Hays and John Peshkin were not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Vericker provided a brief overview of CDDs. The purpose of today's Public Hearing is to levy debt assessments on the Developer's portion; there will be no debt assessments

43 levied on residents because they already had debt assessments levied in 2014. After the Public
44 Hearing and comment period, the Board will make a decision to levy the fair share of the debt
45 assessments on the remainder of the Developer's portion, since the 2018 bonds can be issued
46 to pay for the CDD public infrastructure for that portion. While all attendees are free to make
47 comments, this exercise will only impact the Developer's property. In response to a resident's
48 request for additional explanation of the debt assessment, Mr. Vericker stated, in order to
49 finance the public improvements, Districts issue municipal tax-free bonds and, as a security, the
50 Landowners' property is levied assessments. Originally, the land is all one piece but then it is
51 divided into individual lots and each lot gets its share. When the bonds are issued, the proceeds
52 are placed into a trust account held by an independent Trustee, who then releases it upon
53 receipt of a requisition, showing that the expense is for CDD public infrastructure and not
54 private development. Mr. Vericker stated that his role is primarily to ensure that all legal
55 procedures are followed. Everyone is entitled to their comment and no debt assessments will
56 be proposed on resident property; just Developer/Landowner property. In response to a
57 question, Mr. Vericker confirmed that the initial bond assessed to property owners in 2014 was
58 used to start the development of the property and an additional bond issuance has become
59 necessary to facilitate additional infrastructure improvements to make the community whole.
60 In response to the question of what he meant by "making the community whole", Mr. Vericker
61 replied, to complete the CDD public infrastructure that needs to be built. Ms. Cerbone stated
62 that the agenda items that are marked "for informational purposes", namely the Supplemental
63 Engineer's Report, which outlines the District infrastructure that the bond funds are being
64 utilized for, as well as Developer contribution, The First Addendum to Master Special
65 Assessment Methodology Report and The Second Supplemental Special Assessment
66 Methodology Report, will help clarify everything.

67 ▪ **Supplemental Engineer's Report (for informational purposes)**

68 **This item, previously the Fifth Order of Business, was presented out of order.**

69 Ms. Cerbone presented the Supplemental Engineer's Report, dated October 15, 2018,
70 and highlighted various sections, including Purpose and Scope, Proposed District Infrastructure,
71 Clearing and Earthwork for Stormwater and Stormwater Management System, Roadways,
72 Sidewalks and Paths and Utilities. She called attention to the Opinion of Probable Construction
73 Costs, reviewed the tables on Pages 10 through 13 and took questions.

74 Mr. Mike LaBoe: With regard to the Engineer's Report, under Table 1, Unit 1,
75 \$14,659,413 is the total estimated project costs of infrastructure, master and interior; is that
76 correct?

77 Mr. Leins: Yes, that is correct.

78 Mr. LaBoe: Then, what was the actual cost? That's an estimate by the Engineer What
79 was the actual cost for Unit 1? I could probably help you out; if you look at Tab 6, Page 18, total
80 allocation costs for Unit 1 was \$11,306,042. Why is there a difference of \$3,300,000 between
81 his estimates, the Engineer's Report estimated costs and the actual cost and then where is the
82 other \$3 million?

83 Ms. Cerbone: The engineering costs are estimated construction costs and are used to
84 formulate the Assessment Methodology. The assessments are based on Equivalent Residential
85 Units (ERUs). She introduced Mr. Szymonowicz, the Director of Financial Services at Wrathell
86 Hunt and Associates (WHA), and asked for clarification of the estimated costs in Engineer's
87 Report versus the Assessment Methodology Report.

88 Mr. Szymonowicz: As stated in the Engineer's Report, the costs that are given by the
89 Engineer relate to what goes into the ground for and in that unit, which may be totally different
90 from and in reality, in most instances, is from what is the benefit to units that happen to be
91 located in that unit and provided an illustration. The example illustrates the difference between
92 what Mr. Leins is demonstrating in the Engineer's Report, where costs are more allocated on
93 the basis of their location and being a part of a particular geographical area, be it Unit 1, 2 or 3
94 versus the benefits of the entirety of all of the improvements; the \$26 million for the entire
95 CDD and how they should be viewed by the Board, in terms of what benefits should be given to
96 units in those particular portions of the Development. That is the difference between the
97 \$14,659,413 in the Engineer's Report that also appeared in Table 2, Page 16, of the
98 Methodology and the Costs in Table 5, Page 18, of the Methodology. Table 5 examines what
99 portion of the total cost of all of the improvements for the entire project is, from a benefits
100 perspective, attributable to Unit 1 units, Unit 2 units and Unit 3 units.

101 Mr. LaBoe: I think we can agree with what Table 5 and Table 1 agree; that the total
102 infrastructure costs, both from the Engineer's estimated costs plus what is going to be prorated
103 back by ERUs back to the co-owners, will be \$26,369,829. Is that correct?

104 Mr. Vericker: Actually, no, because you can't finance the whole amount; the \$26 million
105 is the estimated costs for the entire CDD. You cannot borrow enough to cover it. So, as a
106 requirement of the bonds, the Developer is going to have to sign a Funding and Completion
107 Agreement to pay the difference. So, the \$26 million is not what the total bonded assessment
108 is; it is just going to be a portion of that. They are going to have to sign a Funding Agreement to
109 guarantee the completion because, these Unit 1, 2 and 3s are kind of developing, at the end of
110 the day, it is just going to be one CDD infrastructure that is completed at the end but they will
111 have to make up the difference and they are required to sign a Completion Agreement.

112 Mr. LaBoe: The actual cost for Unit 1, which is completed, correct? Master
113 infrastructure and interior infrastructure? There are two separate.

114 Mr. Vericker: No. You don't declare them completed; you declare it complete when the
115 whole project is done, so nothing has really been completed; 1 is probably pretty close to being
116 complete but the actual completion is of the entire community. So no. There hasn't been any
117 Declaration of Completion.

118 Mr. LaBoe: So at this point in time, as we are sitting here on November 28, 2018, what is
119 the total cost of Unit 1 that the Developer has already spent?

120 Mr. Vericker: I don't have the total of what the requisitions are. I think the initial
121 construction account was \$9.2 million and that has pretty much all been spent, so you can see
122 why there is this difference between the \$26 million and the \$9 million that was spent from the
123 \$14 million and that's what we are here today; to fill that gap, plus the Completion Agreement
124 for the remainder that isn't there.

125 Mr. LaBoe: I know what I am paying for in my CDD for Unit 1. Other residents are paying
126 it in their non ad-valorem taxes for this bond that was issued for \$10,360,000, so we already are
127 assessed based on that bond and then there are costs associated with Unit 1 that that bond
128 was supposed to defray. So we know what our assessed value was and now it must be known
129 what Unit 1's costs are and, basically, it is either the \$14,659,413 of the estimated costs from
130 the Engineer's Report or it is the \$11,306,042 that Mr. Szymonowicz just said that we are all
131 being assessed on; it is either one or the other.

132 Mr. Vericker: The amount that was actually assessed was \$9,200,000; the Developer had
133 to make up the difference.

134 Mr. LaBoe: So \$9,200,000 was our--

135 Mr. Vericker: That is what the actual debt assessment was, divided by 413 units. This is
136 just filling in the rest of the gap that was not financed and, while the costs were higher, there
137 was only \$9,200,000 levied on those first—

138 Mr. LaBoe: What was that cost for Unit 1; it could have been less than \$9.2 million?

139 Mr. Vericker: No, they used up all of the bond funds.

140 Mr. LaBoe: How do you know?

141 Mr. Vericker: The Trustee has a record.

142 Ms. Cerbone stated, how this works is when we need to acquire assets and the work is
143 done, proof of the work is provided to our District Engineer to review and certify. That
144 information would come to a Board Meeting for Board Member review and would then come
145 to the District Manager's office, at WHA, and go to our accounting department, where it would
146 be reviewed to make sure that the packet of information that was certified by the Engineer has
147 all of the appropriate invoices, cancelled checks and whatever it may be that we need to have
148 before it is forwarded to the Trustee, we ourselves as District Staff cannot access those funds;
149 that money is held by the Trustee so the Trustee reviews the documents, as well, before
150 releasing the bond funds, which will allow for the acquisition of the District infrastructure.

151 Mr. LaBoe: The reason why I am asking this question is, it comes right down to this
152 point, it is basically what you wrote in the Engineer's Report, stating, as part of the certain
153 Master Infrastructure benefitting Unit 1 from the original bond, it also benefits Units 2 and 3. I
154 think we all agree on that, based on when it was completed. So, now a new 2018 Series bond
155 will be issued for \$19,770,000, as per the public records. You will take a portion of those bonds
156 and you will allocate it back to Unit 1 to basically give the builder and the builder will take those
157 funds back from the original bond. It says because Unit 1 has paid out \$10,360,000 and some
158 of those funds were used to also benefit Units 2 and 3 and now that you will go in for the Series
159 2018 bonds and get monies to do the master infrastructure and interior structure, part of that
160 \$19,770,000 is going to go back to Vanguard Group. I am just trying to find out if it is pro-rated
161 back, based on how much money is used to build out Unit 1, what that value is, and I am also
162 trying to find out what Unit 1's cost was compared to what bond was issued that residents are
163 all repaying.

164 Mr. Vericker: The part of the cost that Unit 1 had was \$9,200,000; that was all of the
165 construction proceeds. As to how much was in the construction account for 2018 in the pricing
166 schedule.

167 Mr. Szymonowicz: The par amount is \$16,725,000 and the construction amount is
168 \$11,997,000.

169 Mr. Vericker: Unit 3 has \$2,457,000 so there is not enough bond proceeds to cover
170 everything. The Developer will have to come up with the shortfall and their assessments will be
171 the same as residents' and everything is on par.

172 Mr. Shehorn: By statute, can bond proceeds only be used for certain purposes? Can you
173 briefly explain that? I understand the Trustee aspect, as a former banker. What I am interested
174 in is, during the due diligence process, did Counsel to the governmental funding agency and,
175 presumably Bond Counsel is here as well, do they scrutinize the purposes fairly closely?

176 Mr. Vericker: They do due diligence over everything because these are municipal tax-
177 free bonds; it can only be used for municipal capital infrastructure like stormwater pipes.

178 Mr. Shehorn: This is a public offering too, right?

179 Mr. Leins: Yes, sir—

180 Mr. Shehorn: --which gives you an extra level of due diligence.

181 Mr. Vericker: Yes, there is a Bond Counsel, an Underwriter Counsel, and continuing
182 disclosure obligations, under the Securities and Exchange Commission (SEC), where sales
183 information must be reported. It is all disclosed and quarterly reports are filed.

184 Mr. Shehorn: So Bond Counsel would issue an opinion, presumably, stating the use of
185 the proceeds is in accordance with statutes?

186 Mr. Vericker: There are many layers of legal opinion.

187 Mr. LaBoe: I still did not get an answer to my question. So we used the \$9.2 million
188 already that was paid out of the Series 2014 Bonds, which we are paying for, for 30 years. Then,
189 there was an additional cost for Unit 1 that the Developer had to pitch in, since he only had
190 \$9.2 million from the bonds. How much did he pitch in for Unit 1? Either it is the \$11,306,042,
191 or it is the \$14,659,413; those are the only two numbers that are in the public records that
192 state what was paid for Unit 1.

193 Ms. Cerbone stated that District Staff and Board Members must determine if Mr.
194 LaBoe's question could be revisited at a later date or addressed during the meeting. Mr. Liens

195 stated that it may require additional research, especially if residents would like to see all of the
196 requisitions, and the purpose of today's meeting is the debt assessment on the undeveloped
197 portion of the District. Mr. LaBoe stated it would be great if Management could convey the
198 information and circulate it with the meeting minutes. Ms. Cerbone stated that the requested
199 information would not go out with the meeting minutes but she could transmit it to Mr. LaBoe
200 via email. She stated that Mr. LaBoe's question will be noted in the record and that District
201 Staff quickly conferred with the Board regarding verification of the dollar amount.

202 Ms. Cerbone recapped the question as "What was the total amount the Developer
203 contributed to the public infrastructure for Unit 1?" Mr. LaBoe added, over and above the \$9.2
204 million of the bonds that residents are paying back. Mr. Liens stated Mr. LaBoe is interested in
205 the shortfall financing and, although the data is available, it will take time to compile the
206 records. Mr. Laboe stated that the Developer paid \$2,106,042, per Table 5, Page 18, of the First
207 Addendum to Master Special Assessment Methodology Report. Mr. Szymonowicz stated the
208 amount is the mathematical representation of the difference between the allocation of costs
209 that are derived from the application of ERU meant to go to Unit 1, per the Engineer's Report
210 Costs, and the \$9.2 million that were funded with bond proceeds. That is not the purpose of
211 Table 5; to provide an actual number of costs expended to date.

212 Mr. Farinelli: I am just curious to know why you can't have it as part of the minutes?

213 Ms. Cerbone: Because I am not providing a dollar amount at the moment. I can only
214 provide in the minutes what we discuss during the meeting; we will have in the minutes that we
215 discussed this...

216 Mr. Farinelli: Could we open action items for the minutes?

217 Ms. Cerbone: The minutes will state that the District Manager will respond to Mr. LaBoe
218 at some point after the meeting, as quickly as possible after the meeting, to provide the answer
219 to his question, which will be verbatim in the minutes.

220 Mr. Farinelli: But I would like to see the answer recorded somewhere.

221 Ms. Cerbone: Since the answer is not given during the meeting, I cannot put that in the
222 minutes, but I can email you.

223 Mr. Farinelli: I do not want an e-mail. I want something for a public record.

224 Ms. Cerbone: In order to meet the public halfway, in the next meeting that will be held,
225 if I reply to Mr. LaBoe, I can include my email reply as part of the meeting agenda, which will go
226 in the minutes.

227 Mr. Steven Wood, a resident: On Page 6 of the Supplemental Engineer's Report, it states
228 that all property owners will share a portion of the costs meant for Units 1, 2 and 3. Does that
229 include all of the costs for the storm management facility, which will consist of seven lakes or
230 retention ponds? My question is when the apartments that are currently being constructed
231 next door are connected to our stormwater management, how will we be compensated?

232 Ms. Cerbone: Apartments within the community itself?

233 Mr. Wood: No, they are not ours. They are next door but the Engineer that designed it
234 said that they will be connected to our stormwater management system.

235 Ms. Cerbone: Mr. Leins, do you hear that question.

236 Mr. Leins: I heard.

237 Ms. Cerbone: I know you cannot answer the compensation part but do you want to
238 explain how this works, in general?

239 Mr. Wood: I will take that as a yes or no; will we be compensated or not?

240 Ms. Cerbone: I don't believe we have anything from the City or the County offering
241 compensation for any infrastructure. Mr. Vericker and Mr. Liens did not recall anything either.

242 Mr. Wood: We are paying for all of this infrastructure and now this apartment complex
243 will get away free while we are paying millions of dollars?

244 Ms. Cerbone: So the question is, when the water and sewer is tied in the apartments
245 with some existing lines—

246 Mr. Wood: I know the stormwater runoff is going to be tied in but I am not sure of the
247 sewer but, if the sewer does get tied in, it will be even more expensive.

248 Mr. Vericker: They will have to check on that to see if that is really going on; the
249 Engineer will have to research it.

250 Mr. Wood: Well, that is what the Engineer told us at a meeting at our Clubhouse.

251 Ms. Cerbone: Please allow the District Manager to meet and confer with District Counsel
252 and the District Engineer.

253 Mr. Wood: Okay.

254 Ms. Cerbone: What else do we have before we move to the next report? Is there
255 anything on the Supplemental Engineer's Report before we move on to the next item.

256 Mr. LaBoe: It is not part of the Supplemental Engineer's Report but it is part of the
257 regular meeting, not the Series 2018 Bond.

258 Ms. Cerbone: There are two more reports on the agenda, for informational purposes.
259 Perhaps, if I briefly go through those, it may or may not answer your questions but it might
260 provide a little more background for the rest of the members of the public in attendance. She
261 asked Mr. Liens to remain on the call in case anything discussed on the Methodologies begs an
262 answer from the District Engineer, instead of from Mr. Szymonowicz.

263 ▪ **First Addendum to Master Special Assessment Methodology Report (for informational
264 purposes)**

265 **This item, previously the Sixth Order of Business, was presented out of order.**

266 Ms. Cerbone presented the First Addendum to Master Special Assessment Methodology
267 Report, dated October 17, 2018, and highlighted various sections including, Purpose, the Scope
268 of the First Addendum, Special benefits, the revised Development plan, CIP, Master Financing
269 and the Revised Master Special Assessment, benefit allocation for Units 1, 2 and 3, ERU per
270 residential units, assessment rolls and debt assessments. She reviewed the tables found on
271 Pages 14 through 19 and announced that she will continue to the next Methodology, then
272 pause and take questions on both methodologies.

273 ▪ **Second Addendum Special Assessment Methodology Report (for informational
274 purposes)**

275 **This item, previously the Seventh Order of Business, was presented out of order.**

276 Ms. Cerbone presented the Second Addendum Special Assessment Methodology
277 Report, dated October 17, 2018. With regard to the Purpose on Page 1, she mentioned that
278 there are seven residential units in Unit 1.

279 In response to Mr. LaBoe's request for an elaboration on the seven residential units, Mr.
280 Szymonowicz stated there is a tract of land leftover that was not part of what was the area that
281 was not set for the 2014 bonds and that land will be subdivided into seven residential lots.
282 Even though, geographically, the landfill is part of Unit 1, because it was not part of the bonds,
283 the seven future lots are being segregated as an add-on to the future development lands, which
284 will be Units 2 and 3. As to the actual location of the plats for the seven units, Mr.

285 Szymonowicz stated that they are designated on the plats as future development areas and are
286 not designated as lots. Mr. LaBoe stated that the models are platted and asked if residents
287 were paying CDD fees on the seven units. Mr. Laboe stated that there are tracts of land on the
288 north and south side of the road, as one drives into the community, that do not have models on
289 them but are parcels identified and platted as future development areas. Ms. Cerbone stated,
290 if a plat is not designated as a unit, then, by default, it would have to be designated on the plat,
291 itself, that it is a lot. Mr. Leins stated that, typically, we plat large tracts of land and we do one
292 overall plat initially that covers the first bank of lots but then the balance of the property that is
293 platted as a large tract for future development. Mr. Vericker stated that the tract did not have
294 any debt assessments, which is the reason why debt assessments are being placed on it now
295 and it will be replatted into individual lots, eventually.

296 Mr. LaBoe: Part of the public information in the District papers, on Page 35, states that --

297 Ms. Cerbone: You have a document in your hand that I, as the District Manager, along
298 with Mr. Szymonowicz and Mr. Leins, do not have so it will be difficult to address your
299 concerns.

300 Mr. LaBoe: The document was the Limited Offering Memorandum that was on the
301 CDD's website that says that the bond was in the amount of \$16,980,000; Toscana Isles CDD,
302 Venice Florida, Special Assessment Revenue Bonds Series 2018. It goes through an introduction
303 and then basically gives this bond piece of paper--

304 Ms. Cerbone: --it is the preliminary.

305 Mr. LaBoe: So it is Page 35 of the preliminary and basically says that those seven parcels
306 were platted in Unit 1, based on your documents here from the public record—

307 Ms. Cerbone: --but they were not assessed for debt; there is no debt assessment on
308 them from 2014.

309 Mr. LaBoe: So, there are no CDD fees being collected currently on those seven parcels?

310 Mr. Vericker: There would be maintenance assessments but no debt assessments, which
311 is why it is being done now.

312 In response to Mr. LaBoe's question regarding platting, Mr. Vericker stated that it was
313 platted but a re-plat must be done and platted property can be changed. The property is the
314 same but the lines are different. As to who pays for the maintenance assessments, Mr. Vericker
315 replied, the current landowner, which is the Developer.

316 Mr. LaBoe: If there are parcels, the Sarasota County Tax Collector is going to have them
317 in their records; right?

318 Mr. Vericker: Yes.

319 Mr. LaBoe: So, we will be able to see, that is the Developer, that is going to be paying
320 for those non ad-valorem taxes for those seven parcels.

321 Mr. Vericker: Until they sell it to another entity.

322 Mr. LaBoe: So, can I have it in the record, maybe we can get what those seven parcel ID
323 numbers are, so I can go and check the Sarasota County records?

324 Ms. Hays: They are future development tracts, so they are currently in tracts of land; we
325 need to re-plat them into seven lots.

326 Mr. LaBoe: So, nobody is paying any fees on that then?

327 Ms. Hays: Because they are not---

328 Mr. LaBoe: So that is different than what this gentleman just said?

329 Mr. Watson: If you own a tract of land, that tract of land has, most probably, a Property
330 Identification Number (PID) that is attached to it and that PID, whether it is a house or a huge
331 tract of land, is assessed by the property appraiser and paid through the tax collector.

332 Mr. LaBoe: And you are saying there are seven of them on our property?

333 Mr. Watson: No, I did not say there are seven of them. We said that there is land that is
334 designated as future development and they will be turned into seven lots, in the future, just like
335 we are saying in here, that Unit 2 will be turned into 483 future lots. It is no different; they just
336 have to be in smaller chunks.

337 Mr. LaBoe: So, I am in the 420, that total, or the 413 and I am paying CDD fees every
338 year on mine. It says in these documents that Unit 1 has been developed and platted and
339 contains 364 single-family units and 56 multi-family units; added together, 364 and 56 is 420.
340 So, take seven out of there because something else has been designated but somebody is
341 paying CDD fees on the other 413. Is that correct? I am paying one so, now it is down to 412.
342 So somebody else is paying CDD fees for those other parcels that are actually platted in Unit 1?

343 Mr. Watson: We are going to examine the language that is in the Preliminary Limited
344 Offering Memorandum (PLOM) and in the Limited Offering Memorandum (LOM); we are going
345 to have to take a look and see what is stated in there and reply to you.

346 Mr. LaBoe: Okay, so the question will be, out of the 413 in Unit 1, are CDD fees being
347 assessed?

348 Ms. Cerbone: I can tell you that right now. They are. There is a debt assessment and
349 Operation & Maintenance (O&M) Assessments; the cost of being a Community Development
350 District includes District Engineer, District Counsel, Management, Audit and Trustee fees. We
351 will be reviewing financial statements later in the agenda and those line items will be pointed
352 out.

353 In response to a question regarding maintenance fees, Ms. Cerbone stated that no
354 maintenance expenses are currently being incurred by the CDD and there is an agreement in
355 place between the CDD and the HOA or POA for maintenance.

356 Mr. LaBoe: So, just to give everybody just a little bit more information, out of 413, we
357 know there is not 413 homes in there but there are 413 areas that a home can be built on, so
358 you have one of the pieces of land on my street, in Tuscvilla, vacant land, DR Horton owns it
359 and are they just paying O&M fees on that or the whole CDD?

360 Ms. Cerbone: They are paying the whole thing; just like everybody else; correct.

361 Mr. Mike Paganelli, a resident, asked, if DR Horton buys a lot and it takes them two
362 years to sell it, they are paying the CDD for the first two years; does that mean that when the
363 homeowner buys it, that he only has 28 years of the CDD left to pay? Ms. Cerbone stated that
364 Management keeps those records, which is one of the reasons why Mr. Szymonowicz is on the
365 telephone today; not only does he do the Methodology, but he also prepares Estoppel letters,
366 answers calls from residents regarding their assessments, whether it is the debt assessment,
367 the O&M, early payoff of the debt assessment if some property owners wish to do that, etc. In
368 response to Mr. LaBoe's question regarding early payoff of the debt assessment, Ms. Cerbone
369 suggested that he contact her office sometime after the meeting and ask for her or Mr.
370 Szymonowicz. Mr. Vericker stated that CDD fees do not go away even when the debt is paid
371 because the property always has to be maintained; O&M will always exist to cover the
372 landscape maintenance fees, etc. As to how prepayment works, Mr. Vericker stated there
373 would be less principal and, if there is a refunding, there will be no interest savings.

374 Ms. Cerbone reviewed the remainder of the Report, Pages 11 to 19. In response to a
375 question regarding the Assessment Roll total, Mr. Szymonowicz stated that the total par

376 amount should be changed from \$16,980,000 to \$16,725,000. Mr. Vericker stated that a
 377 similar public hearing will be held for Unit 3, in January, and an advertisement will be posted.

378 Mr. Wood questioned why Toscana Isles residents should be responsible if a bridge fails
 379 or a pipe burst, when the apartments are connected to it. Ms. Cerbone stated that the
 380 question will be added to Mr. Wood's original question and answered in writing.

381

382 **THIRD ORDER OF BUSINESS**

Approval of Requisition(s)

383

384 This item was addressed during the Eleventh Order of business.

385

386 **FOURTH ORDER OF BUSINESS**

**Ratification of Contract/Change
 Order(s)/Purchase Order(s)**

387

388

389 There was nothing to ratify.

390

391 **FIFTH ORDER OF BUSINESS**

**Supplemental Engineer's Report (for
 informational purposes)**

392

393

394 This item was addressed following the Second Order of Business.

395

396 **SIXTH ORDER OF BUSINESS**

**First Addendum to Master Special
 Assessment Methodology Report (for
 informational purposes)**

397

398

399

400 This item was addressed following the Second Order of Business.

401

402 **SEVENTH ORDER OF BUSINESS**

**Second Addendum Special Assessment
 Methodology Report (for informational
 purposes)**

403

404

405

406 This item was addressed following the Second Order of Business.

407

408 **EIGHTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of
 an Assessment Roll and the Imposition of
 Special Assessments Relating to the
 Financing and Securing of Certain Public
 Improvements**

409

410

411

412

413

414 • *Hear testimony from the affected property owners as to the propriety and advisability*
415 *of making the improvements and funding them with special assessments on the*
416 *property.*

417 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
418 *all complaints as to the special assessments on a basis of justice and right.*

419 **A. Affidavit of Publication/Proof of Publication**

420 Ms. Cerbone presented the affidavits of publication.

421 **B. Mailed Notice to Property Owner(s)**

422 Copies of the affidavit of mailing, certified mail receipts and a sample letter of the
423 Notice to Property Owners were included for informational purposes.

424 **C. Consideration of Resolution 2019-06, Authorizing the Construction and Acquisition of**
425 **Certain Capital Improvements; Equalizing, Approving, Confirming, and Levying Special**
426 **Assessments on the Property Specially Benefited by Such Improvements to Pay the**
427 **Cost Thereof; Providing a Method for Allocating the Total Assessments Among the**
428 **Benefited Parcels Within the District; Confirming the District's Intention to Issue its**
429 **Special Assessment Revenue Bonds, Series 2018; Setting Forth the Final Terms of the**
430 **Special Assessments Which Secure the Series 2018 Bonds; Adopting a Final Second**
431 **Supplemental Special Assessment Methodology Report; Providing for Severability,**
432 **Conflicts and an Effective Date**

433 Mr. Szymonowicz stated that the statutory upper limit that the equalizing Board will be
434 levying on the land is \$19,777,000. Mr. Vericker stated the Developer or affected party has
435 consented to the debt assessments and the hearing could proceed to hear general comments.

436 **Ms. Cerbone opened the Public Hearing.**

437 Mr. LaBoe: When the Assessment Roll was reduced from \$16,980,000 to \$16,725,000
438 but the bond was kept at \$19,770,000, wouldn't you bring the bond down to, rough calculation,
439 was another \$165,000? Why not bring it down for what is being requested because the people
440 will be assessed on \$19,770,000?

441 Mr. Vericker stated that another report will be produced containing the exact amount,
442 post closing, and this will not fund for another week.

443 Mr. LaBoe: Today is the pre-close on the 2018 Series but, on 12/3, which is next week,
444 that is where you will fund the bonds. So you will rewrite all the paperwork to show the new
445 amount?

446 Mr. Vericker: Yes, they typically will do a cleanup report.

447 Mr. LaBoe: Will you have all of that for us on your website with the new---

448 Ms. Cerbone: --once it is completed; that is correct. It may not be posted on the same
449 day but, as soon as we can, we will get it out there, yes.

450 Mr. LaBoe: Am I correct and true in this statement that the people in Units 1 and 2—

451 Ms. Cerbone: -- which are the Developers.

452 Mr. LaBoe: Right, and Unit 3; they are going to be assessed on \$19,770,000 unless
453 somebody changes that number, right?

454 Ms. Cerbone: The WHA office, acting as District Management, are the ones based on
455 the final dollar amount, we prepare the assessment rolls and provide them to the County.

456 Mr. Vericker: They will do another bring-down resolution, post closing.

457 Mr. Mike Shehorn, a resident, stated that he noticed that part of the proceeds of the
458 new bond issue would be applied to the construction gate. Ms. Cerbone did not see gates
459 noted accordingly and asked District Staff to assist. Mr. Szymonowicz stated that there are
460 references to gates and entry features that the Engineer identified for these categories in Units
461 1 and 3 improvements. Mr. Liens confirmed that the gates are for the second entrance;
462 northern area, aka, the construction entrance.

463 Mr. Shehorn: The bond will be funded initially but of course it will not be dispersed until
464 the Trustee receives invoices--

465 Ms. Cerbone: Until the Trustee receives a certified requisition package, as I call it.

466 Mr. Shehorn: If the bond proceeds are already there for the construction gate, I was led
467 to believe, from the last meeting, that the permanent gate, which is contemplated in this
468 document, was going to be built in 2019 or 2020; something like that? I got the impression that
469 it was farther away than in the next couple of months.

470 Ms. Cerbone: What meeting are you referring to?

471 Mr. Shehorn: It was the HOA meeting, in which there was no quorum, so I guess,
472 technically, it never actually took place.

473 Ms. Cerbone: I cannot answer HOA questions.

474 Mr. Shehorn: If the proceeds are there, can the Developer go ahead and proceed with
475 installation of the permanent gate? Is there anything statutorily that prohibits him from doing
476 that at the very beginning of the project?

477 Ms. Hays: We have permitting requirements, as well as putting pipes in the ground
478 before a road is placed over it, so a lot of work must be done in advance of wanting to put a
479 road and gates, etc.

480 Mr. Shehorn: As a snowbird, and talking to other residents in the neighborhood here
481 who have been extremely diligent about bird-dogging the property, it sounds like we have
482 some security issues there and I personally would like to see that buttoned up as soon as
483 possible and I would presume the Developer would, as well. I am just trying to ask what the
484 intentions and the expected timeline is.

485 Mr. Wood stated that there are a lot of people coming in and out of the construction
486 gate and a resident had a knife pulled on him while asking people to leave. He asked why the
487 CDD does not put a chain on the gate at 6:00 p.m., and erect signs along the back of the lake
488 that say no fishing, no hunting, no trespassing.

489 Ms. Cerbone: Construction proceeds, bond proceeds, can only be used for public
490 infrastructure as outlined in the District Engineer's report.

491 **Ms. Cerbone closed the Public Hearing.**

492 Ms. Cerbone presented Resolution 2019-06 and read the title.

493

494 **On MOTION by Mr. Watson and seconded by Ms. Hays, with all in favor,**
495 **Resolution 2019-06, Authorizing the Construction and Acquisition of Certain**
496 **Capital Improvements; Equalizing, Approving, Confirming, and Levying Special**
497 **Assessments on the Property Specially Benefited by Such Improvements to Pay**
498 **the Cost Thereof; Providing a Method for Allocating the Total Assessments**
499 **Among the Benefited Parcels Within the District; Confirming the District's**
500 **Intention to Issue its Special Assessment Revenue Bonds, Series 2018; Setting**
501 **Forth the Final Terms of the Special Assessments Which Secure the Series 2018**
502 **Bonds; Adopting a Final Second Supplemental Special Assessment**
503 **Methodology Report; Providing for Severability, Conflicts and an Effective**
504 **Date, was adopted.**

505

506

507 **NINTH ORDER OF BUSINESS**

Ratification of Amendment to AM
Engineering, Inc., Contract

508

509

510 Ms. Cerbone presented the Amendment to the AM Engineering, Inc., contract.

511

512 **On MOTION by Mr. Peshkin and seconded by Ms. Hays, with all in favor, the**
 513 **Amendment to the AM Engineering, Inc., contract, was ratified.**

514

515

516 **TENTH ORDER OF BUSINESS**

Staff Reports

517

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

519 Mr. Vericker stated that the financing issues will be completed by the following week.

520 **B. District Engineer: *AM Engineering, Inc.***

521 There being no report, the next item followed.

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

523 **i. NEXT MEETING DATE: December 5, 2018 at 10:00 A.M.**

524 The next meeting will be held on December 5, 2018 at 10:00 a.m.

525

526 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

527

528 A Board Member inquired about the Third Order of Business.

529 **▪ Approval of Requisition(s)**

530 **This item, previously the Third Order of Business, was presented out of order.**

531 Ms. Cerbone presented the following requisitions:

532 ➤ Requisition No. 219, 2014 Bond Series \$181.58: The gross requisition amount of
 533 \$196.13 was reduced by a Developer contribution of \$14.55.

534

535 **On MOTION by Ms. Hays and seconded by Mr. Peshkin, with all in favor,**
 536 **Requisition No. 219 from the 2014 Construction Account, in the amount of**
 537 **\$181.58, was approved.**

538

539

540 ➤ Requisition No. 001, 2018 Bond Series \$2,537,889.02: The gross requisition amount of
 541 \$3,492,597.28 was reduced by a Developer contribution of \$954,708.26. The requisition break
 542 down was as follows:

543 Clearing and earth work for stormwater \$401,000

544 Stormwater management system \$562,000

545	Roadways, Sidewalks and Paths	\$1,179,000
546	Water and sewer utilities	\$897,000
547	Gate and entry features	\$24,000
548	Walls, buffers and landscaping	\$427,000

549

550 **On MOTION by Mr. Watson and seconded by Ms. Hays, with all in favor,**
 551 **Requisition No. 001 from the 2018 Construction Account, in the amount of**
 552 **\$2,537,889.02, was approved.**

553

554

555 **TWELFTH ORDER OF BUSINESS****Public Comments**

556

557 Mr. Richard Daitch, a resident, asked what happens if requisitions are received and
 558 there is nothing in the bond account. Ms. Cerbone stated that the requisitions are sent back, as
 559 requisition funds have been used up. As to how vendors get paid, Mr. Vericker stated the
 560 Developer signs a Funding Agreement so that all shortfalls are guaranteed. Mr. Daitch asked
 561 what if the Developer has financial problems. Mr. Vericker replied there would be a lawsuit
 562 against the Developer. As to whether homeowners would have any liability, Mr. Vericker stated
 563 if there was a default there would be an enforcement suit. Mr. Daitch asked if homeowners
 564 had any exposure. Mr. Vericker stated, currently no, because no one is in default, an
 565 agreement is in place and a lawsuit would likely be filed to try to recover the funds. Discussion
 566 ensued regarding rules and regulations, foreclosures and mechanisms for enforcement.

567 Mr. Wood asked why the bond issuer does not require a bond for the issuance and
 568 payment. Mr. Vericker stated that the bonds are secured by the assessments and, as long as
 569 residents pay their bond debt assessment, there would be no enforcement action; the suits go
 570 against property owners that do not pay their assessments. Discussion ensued regarding DR
 571 Horton, homeowner liability, debt assessments and the economy.

572

573 **THIRTEENTH ORDER OF BUSINESS****Adjournment**

574

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

576

577 **On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the**
 578 **meeting adjourned at 3:42 a.m.**

579
580
581
582
583
584
585
586

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13B

DRAFT

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

The Toscana Isles Community Development District Board of Supervisors held a Regular Meeting on Wednesday, December 5, 2018, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present at the meeting were:

Samantha Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Christine Cardelle	Wrathell Hunt and Associates LLC
John Vericker (via telephone)	District Counsel
Leanne Hamilton-Smith	Resident
Rick Smith	Resident
Mike LaBoe	Resident
Curis Ciccone	Resident
Bob Kahn	Resident
Kathy Brown	Resident
Randy Brown	Resident
Joe Farinelli	Resident
John Huot	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Samantha Hays, Daniel Peshkin and Brian Watson were present, in person. Supervisors Alexander Hays and John Peshkin were not present.

SECOND ORDER OF BUSINESS

Public Comments

38 Ms. Cerbone stated, unlike the previous meeting, which was a public hearing and more
39 interactive, presently, residents can only speak during the Public Comments sections at the
40 beginning and end of the meeting.

41 Mr. Mike LaBoe, a resident, asked what the par value of the Series 2018 bond is along
42 with the coupon rate that the bond will be issued at. A Board Member replied the par value is
43 \$16,725,000 and is noted on Page 13, of the November 13, 2018 Final Second Supplemental
44 Special Assessment Methodology Report, and the coupon rate is a staggered one, meaning that
45 portions of the bond have a lower coupon that matures at an earlier period and, later on, the
46 coupon will increase. That information is found in the Limited Offering Memorandum (LOM),
47 which is a public record and can be easily-researched.

48 Regarding meeting minutes, Mr. LaBoe questioned why the minutes from the previous
49 Board meeting were not yet posted, as Florida Statutes dictate that they must be promptly-
50 recorded. Ms. Cerbone explained, typically, there is a four-week turnaround after a meeting to
51 post meeting minutes and the previous meeting and public hearing was held one week ago.
52 The November 28 meeting minutes will be presented at the December 19 meeting and, if it is
53 cancelled, the minutes would be presented at the January meeting; the minutes would be a
54 part of the agenda package, which is posted on the website for anyone to review.

55 Mr. Joe Farinelli, a resident, suggested assigning a “by-when” completion date to
56 questions or action items broached during a meeting, so that residents do not receive “when
57 we can get to it” responses to their questions. Ms. Cerbone stated that she did not say “When I
58 can get to it.” and Management will provide the information.

59

60 **THIRD ORDER OF BUSINESS**

Approval of Requisition(s)

61

62 There were no requisitions to approve.

63

64 **FOURTH ORDER OF BUSINESS**

**Ratification of Contract/Change
Order(s)/Purchase Order(s)**

65

66

67 There was nothing to ratify.

68

69 **FIFTH ORDER OF BUSINESS** **Consideration of Final Second**
70 **Supplemental Special Assessment**
71 **Methodology Report**
72

73 Ms. Cerbone recalled that, several meetings ago, the Board approved a Supplemental
74 Assessment Methodology Report, in substantial form, and the Second Supplemental
75 Assessment Methodology Report was reviewed and approved, in substantial form, at the
76 previous meeting and, although it did not need to be included in today's agenda, Management
77 included it for the purposes of transparency.

78

79 **On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the**
80 **Final Second Supplemental Special Assessment Methodology Report, in**
81 **substantial form, was approved.**

82

83

84 **SIXTH ORDER OF BUSINESS** **Update: 2018 Bond Issue**

85

86 Ms. Cerbone stated that all the documents have been signed and transferred to the
87 appropriate parties, including Bond Counsel, the Trustee, etc. Management has the paperwork
88 and has been in touch with the Trustee; everything is in place to receive the bond proceeds and
89 begin the requisition process accordingly.

90

91 **SEVENTH ORDER OF BUSINESS** **Approval of Unaudited Financial**
92 **Statements as of October 31, 2018**

93

94 Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2018.

95

96 **On MOTION by Mr. Peshkin and seconded by Ms. Hays, with all in favor, the**
97 **Unaudited Financial Statements as of October 31, 2018, were approved.**

98

99

100 **EIGHTH ORDER OF BUSINESS** **Approval of Minutes**

101

102 **A. November 7, 2018 Landowners' Meeting**

103 **B. November 7, 2018 Regular Meeting**

104 Ms. Cerbone presented the November 7, 2018 Landowners' Meeting and November 7,
105 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

106

107 **On MOTION by Mr. Watson and seconded by Ms. Hays, with all in favor, the**
108 **November 7, 2018 Landowners' Meeting and November 7, 2018 Regular**
109 **Meeting Minutes, as presented, were approved.**

110

111

112 **NINTH ORDER OF BUSINESS**

Staff Reports

113

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

115 There being no report, the next item followed.

116 **B. District Engineer: *AM Engineering, Inc.***

117 There being no report, the next item followed.

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

119 **i. NEXT MEETING DATE: December 19, 2018 at 10:00 A.M.**

120 The next meeting will be held on December 19, 2018 at 10:00 a.m.

121

122 **TENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

123

124 There being no Board Member comments or requests, the next item followed.

125

126 **ELEVENTH ORDER OF BUSINESS**

Public Comments

127

128 Mr. LaBoe stated that he went on the CDD's website and did not find "a list of all taxes,
129 fees, assessments or charges imposed and collected, rates or amounts for the current fiscal
130 year", as required by the Florida Department of Economic Opportunity, on their website. Ms.
131 Cerbone stated that information is posted and listed in the Unaudited Financial Statements, as
132 well as in the adopted budget. The following exchange transpired:

133 Mr. LaBoe: Right but where are the taxes, fees, assessments and charges imposed by
134 lots?

135 Ms. Cerbone: That would be on the assessment page and—

136 Mr. LaBoe: --it was not in there. I looked at it, I went through it for a half-hour.

137 Ms. Cerbone: If you would like to stay with me after the meeting, I have a copy of the
138 budget that is posted on the website and I can point that out to you.

139 Mr. LaBoe: Yes but that is different than just putting the financial statements on there.

140 Ms. Cerbone: Sir, we are in compliance with what is required by the Florida Department
141 of Economic Opportunity and I am going to show where, in the budget, you can see what has
142 been imposed; not on the financial statements but on the budget itself.

143 Mr. LaBoe: Okay. Second question. On page 20 of the Florida Department of Economic
144 Opportunity, it states that, under Special Districts, they must hold open meetings to the public
145 and provide a statement of how to appeal an official decision. So how do you appeal an official
146 decision?

147 Ms. Cerbone: I will get back with you on that information. Unless the Board would like
148 District Counsel to address the inquiry or would you rather District Staff get back to Mr. LaBoe;
149 is there a preference?

150 Mr. Vericker: I think understanding the context, would be better to—

151 Ms. Cerbone: --right, understanding the context of which he would like to file an
152 appeal?

153 Mr. Vericker: Right. What official action and whatnot. I think that is something that
154 could be clarified.

155 Ms. Cerbone: Okay. Mr. LaBoe, would you like to expand upon your potential desire to
156 file an appeal so I will have a little bit more to go on?

157 Mr. LaBoe: Well, it just says that you guys are supposed to provide a statement of how
158 an appeal of an official decision is done, so there is either paperwork put together or—

159 Mr. Vericker: --I think I have an example of what that applies to—

160 Mr. LaBoe: --and who is this on the phone?

161 Ms. Cerbone: This is John Vericker, District Counsel for Toscana Isles Community
162 Development District.

163 Mr. LaBoe: How do you spell his last name?

164 Ms. Cerbone: V-e-r-i-c-k-e-r.

165 Mr. Vericker: I can give you an example of what that context could be. When a District,
166 for example bids out, or any District, bids out a landscaping contract over \$195,000, we go
167 through a competitive bidding and, pursuant to the rules, the bidders have to respond in the
168 period of time. They respond and the bids are opened and then reviewed at a Board Meeting
169 and then the winner is selected by the Board, based on competitive selection criteria, and at
170 the end, the notice is sent out to all the bidders. Because they have an interest and it was
171 under competitive bidding, they do have a right to appeal that decision during a 72-hour
172 period. So, that procedure is spelled out during that, so that is an example of what an appeal is
173 and what kind of action is taken by the Board and they do get the opportunity to get the bidder.
174 It is not like they were not selected for whatever reasons and the Board did not look at it
175 properly. When there are actions like that, the appeals process is spelled out pretty clearly.

176 Mr. LaBoe: Is there official paperwork that the District has or the Counsel has to make
177 an appeal of an official decision?

178 Mr. Vericker: Yes, yes. The District has the Rules of Procedure and so, for the bidding
179 contracts, it would show if a, let us say, a landscaper who did not get picked did not agree with
180 the decision, how they would file that and how the Board would reconsider it and perhaps re-
181 evaluate or change its mind. So yes, there are Rules of Procedure.

182 Mr. LaBoe: John, could you, either email me or have Ms. Cerbone email me the official
183 paperwork?

184 Mr. Vericker: Yes, Ms. Cerbone would have a copy of the District's Rules of Procedure
185 for bidding and that sort of thing.

186 Ms. Cerbone: The rules—

187 Mr. LaBoe: I mean the official decision on how to appeal an official decision--

188 Mr. Vericker: --that is all in the Rules of Procedure.

189 Ms. Cerbone: I will be sending you the entire Rules of Procedure; there is an index and
190 that way you can find this line item on the index because I would not want to send an
191 incomplete document. That way you will see the entire document for Rules of Procedure and,
192 if you have a problem or a question, you are always free to call me or email me, Mr. LaBoe.

193 Mr. LaBoe: So, you will email me, then?

194 Ms. Cerbone: Correct; I will email you the Rules of Procedure.

195 Mr. LaBoe: All right. The last question I have is in regards to, each of the co-owners
196 receive a document from the City of Venice. It is a public hearing notice in regard to the rezone
197 Amendment Petition, 1903rz. Could Ms. Samantha Hays or the Board Chair tell me exactly
198 what this is all about, so that the people could know a little bit more about what we are
199 rezoning, because this is something that--

200 Mr. Vericker: The District does not have land use or zoning powers.

201 Ms. Cerbone: It is not applicable for a CDD--

202 Mr. Vericker: --that would not have been sent out by the District and this Board has no
203 involvement in that, so you would really have to speak to the jurisdiction as Tenant. Was that
204 the City?

205 Ms. Cerbone: The City. Correct; the City of Venice.

206 Mr. Vericker: The District does not, we are a maintenance entity. We have no zoning
207 powers; that is a City Issue.

208 Mr. LaBoe: But this is going to affect the Equivalent Residential Units (ERUs) and the
209 calculation for ERUs; if you start changing what those parcel and lots are going to be.

210 Mr. Vericker: We have no control over when the City rezones anything.

211 Mr. LaBoe: The City is not rezoning anything; it is somebody who is bringing it to the City
212 because they basically filed an Amendment.

213 Mr. Vericker: Okay—

214 Mr. LaBoe: So, who filed the Amendment?

215 Mr. Vericker: Then, I think what the appropriate thing would be... for whoever is an
216 interested party or citizen would go to the City and attend that public hearing but this Board
217 has no involvement in rezoning approvals based on the City.

218 Ms. Cerbone stated that Mr. LaBoe's three minutes were up and asked if anyone else
219 wished to speak.

220 Mr. Robert Kahn, a resident, stated he was billed CDD fees on his tax bill and the other
221 lots in his Phase were not and asked why the CDD fees are not reflected on the CDD's bills for
222 the lots in his Phase in Tuscavilla. Ms. Cerbone stated that the Board adopted a Resolution in

223 which it may provide information to the tax collector in which, assessments may be billed,
224 collected and remitted back to the District, or, the District may bill the property owner directly
225 and not go through the tax collector; the District has the option of billing the property owner
226 through the tax collector's office or directly. A Board member stated that there is a cut-off
227 period where the District must provide the property appraiser the names of owners on record
228 by a particular date in order for it to make the tax bill. Probably, Mr. Kahn was in contract and
229 had closed with DR Horton before the cut-off date; whereas, his neighbors, who did not get it
230 on their property tax bill, closed subsequent to that cutoff date but everyone will receive a bill
231 from the District whether it is through their tax bill or via direct billing and, the following year, it
232 will be on everybody's tax bill. In response to Mr. Kahn's follow-up question regarding the
233 District's reasons for billing the Developer or not, Mr. Watson stated that it has to do with the
234 cut-off for the period and, because DR Horton has so many lots, it is easier for the District to
235 produce one bill for them as opposed to 150 bills. As soon as that billing begins on the tax
236 record, it will always be on the tax record. As to how long the Developer has to remit payment,
237 Mr. Watson stated, just as with resident tax bills, the Developer basically has until April 1 to pay
238 it; he was unsure if a 4% discount was given to DR Horton.

239 Ms. Cerbone stated that the questions asked at today's meeting and in the previous
240 meeting were valid, helpful and commonly-asked and, whether the question concerns the
241 District's website or on-roll versus off-roll tax payments, District Staff will do its best to answer
242 all questions when asked and, if not, then an answer will be provided at the subsequent
243 meeting. All the questions asked have been great and intelligent, showing that meeting
244 attendees have reviewed the materials and have assessed their personal properties and
245 responsibilities as property owners within a District.

246 In response to Mr. Farinelli's question regarding unanswered questions, Ms. Cerbone
247 stated all questions asked during the meeting will be in the meeting minutes. Residents will be
248 provided answers in two ways; via a telephone call from the District Manager and again, at the
249 subsequent meeting, as a matter of public record.

250 Mr. Todd Reagan, a resident, asked for Mr. Wrathell's contact information. Ms.
251 Cerbone replied that she would write Mr. Wrathell's contact information on her business card,

252 as she and Mr. Wrathell work as a team and it is the same phone number and website for both
253 Managers.

254

255 **TWELFTH ORDER OF BUSINESS**

Adjournment

256

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

258

259 **On MOTION by Ms. Hays and seconded by Mr. Peshkin, with all in favor, the**
260 **meeting adjourned at 10:30 a.m.**

261

262

263

264

265

266

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

267
268
269
270
271
272
273
274

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

14C

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the Toscana Isles Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2019 at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238, on the following dates:

October 3, 2018 *(canceled)*
October 10, 2018 *(canceled)*
October 17, 2018
October 24, 2018 *(canceled)*
October 31, 2018
November 7, 2018 *(Landowners’ Meeting & Regular Meeting)*
November 14, 2018 *(canceled)*
November 21, 2018 *(canceled)*
November 28, 2018
December 5, 2018
December 19, 2018 *(canceled)*
January 2, 2019 *(canceled)*
January 16, 2019 *(canceled)*
February 6, 2019
February 20, 2019
March 6, 2019
March 20, 2019
April 3, 2019
April 17, 2019
May 1, 2019
May 15, 2019
June 5, 2019
June 19, 2019
July 3, 2019
July 17, 2019
August 7, 2019
August 21, 2019
September 4, 2019
September 18, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager
Toscana Isles Community Development District**