

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**February 24, 2021
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0100•Toll-free: (877) 276-0889•Fax: (561) 571-0013

February 17, 2021

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on February 24, 2021, at 10:00 a.m., at the Venice Nokomis Elks Lodge #1854, 1021 Discovery Way, Nokomis, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[2 hours]**
3. Update: Developer **[20 minutes]**
4. Update: CDD Roadways **[20 minutes]**
5. Public Comments **[15 minutes]**
6. Discussion: Requisition(s) **[10 minutes]**
 - A. No. 241, Guy's Hauling & Dumpster Service, Inc. [\$1,266.55]
 - B. No. 242, T-Top Electric, LLC [\$1,025.00]
 - C. No. 243, A.M. Engineering, LLC [\$5,951.58]
 - D. No. 244, Juniper Landscaping of Florida, LLC [\$4,234.50]
 - E. No. 245, Pat O'Hara Pavers [\$18,958.10]
 - F. No. 246, Heavyweight Industries [\$4,383.81]
 - G. No. 247, Becerra Construction of Central Florida [\$7,237.21]
 - H. No. 248, The Kleaning Krew Pros, LLC [\$500.00]
7. Ratification of Agreement(s), Contract(s)/Change Order(s)/Purchase Order(s)/Proposal(s) **[10 minutes]**
 - A. Becerra Construction of Central Florida
 - Change Order #1
 - Roof Install

ATTENDEES:

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

NOTE: MEETING LOCATION

- B. Juniper Landscaping of Florida, LLC, Phase 7
 - Proposal #101511 – Removal of Oak Tree at New Road at Main Entry
 - C. Sarasota Land Services, Inc.
 - I. Change Order # 11, Phase 5
 - Removal and Disposal of Nuisance and Exotic Vegetation for Excavation of Project Outfall
 - II. Change Order #2, Phase 7
 - Change Section of Phase 7 Curb from Miami to F Catch Curb
8. Acceptance of Unaudited Financial Statements as of January 31, 2021 **[10 minutes]**
9. Approval of January 27, 2021 Regular Meeting Minutes **[5 minutes]**
10. Staff Reports **[15 minutes]**
- A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Update from HOA Regarding Clubhouse Availability
 - II. Billings and Payments: D.R. Horton for the Series 2014 Debt Service for FY2015 and FY2016
 - III. Discussion: Unit 2 Phase 7 Recorded Plat and Associated True-Up
 - IV. Recap of November, 2020 Landowner Election
 - V. NEXT MEETING DATE: March 31, 2021 at 10:00 A.M., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233
 - QUORUM CHECK

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


11. Board Members' Comments/Requests **[5 minutes]**
- Mailbox Roof Structure Project

- Concrete Dust, Concrete and/or Stucco Material and Paint Adhered to the Surface of the Newly Resurfaced Tennis Court
- Construction Contractors Contract
- Scope of Work
- Subsequent Cleanup of Work Site

12. Public Comments **[10 minutes]**

13. Adjournment

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

Sincerely,

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**

4



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LOCATIONS:

- Atlanta
- Daytona Beach
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- St. Petersburg
- Tampa
- Tifton
- West Palm Beach

February 19, 2021

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

Attn: Alexander Hays, Toscana Isles Community Development District
Cindy Cerbone, Wrathell, Hunt and Associates, LLC, District Manager

Reference: **SUBDIVISION ROADWAY STRUCTURE AND CURBING REVIEW LETTER**

Toscana Isles Subdivision
Venice, FL
UES Project No.:1130.21000038.0000
UES Report No. 1130.15404

Dear Mr. Hays and Ms. Cerbone,

Universal Engineering Sciences, Inc. ("UES") has completed its review and observation of the roadways, pavement and curbing for the above referenced subdivision and associated construction documents and testing reports. Our review was to determine project requirements for subdivision roadway construction, review of provided as-built documents and evaluate in-situ conditions for roadways and curbing. Furthermore, we were asked to specifically evaluate concerns of reported cracks along the roadways in both the asphalt and concrete curbing.

DOCUMENT REVIEW

We understand that the roadways were constructed in several phases, starting in 2015. Our evaluation included a review of the following documents:

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1. Civil Engineering Design Plans by AM Engineering, Inc. for Phases 1-7 (the "AM Plans")
2. Materials testing reports by Lomski Engineering and Testing (the "Lomski Reports") described below
 - a. Soil cement design and LBR test dated November 16, 2014
 - b. LBR test dated July 1, 2015
 - c. Subgrade compaction testing and base compressive strength testing dated August 3, 2015
 - d. Pavement section evaluation dated October 25, 2019
 - e. Soil cement design and LBR test dated August 1, 2016
 - f. Subgrade compaction tests and LBR tests dated February 22, 2017
 - g. Subgrade compaction tests, LBR tests and base compressive strength testing dated October 18, 2017
 - h. LBR tests dated November 7 and 18, 2019
 - i. Soil cement design dated January 20, 2020
 - j. Concrete compressive strength testing dated May 20, 2020
 - k. Subgrade compaction testing, base compressive strength testing and LBR testing dated May 20, 2020
 - l. Asphalt spread rate, roadway cross slope and roadway core testing dated October 16, 2020

FIELD EXPLORATION

On February 10, 2021, UES took nine (9) roadway core samples to evaluate the materials and subgrade condition of existing roadways at those locations. The locations of each core sample and results are attached hereto as Exhibit A.

On January 6, 2021, January 25, 2021 and on February 2, 2021 UES performed site visits and observed the existing roadway pavement and curbing of the subdivision. Representative photos of the roadway and curbing conditions were documented and attached to this letter as Exhibit B.



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SUMMARY

Based on the aforementioned reviews and testing, the design of the roadway section consists of stabilized subgrade soils, cement treated base (soil cement base) and an asphalt surface. The curbing is predominantly Type M, constructed of poured in place concrete. The roadway and curbing design and specifications are typical of subdivision roadway design and construction for the area surrounding this subject site.

The provided Lomski Reports indicate all subgrade and base material tested met LBR project specified requirements of 40 and 100 respectively. Provided reports indicate that all subgrade and curb pad compaction tests met the minimum requirement of 98% of optimal density. Soil cement base mix designs and subsequent compressive strength tests results we reviewed appear to meet or exceed project requirements.

During and subsequent to construction activities, a series of cores are documented to have been taken throughout Toscana Isles to evaluate component thicknesses. Each component has a specified thickness to ensure that the overall roadway cross section can achieve design structural value(s) as determined by the Design Professional of Record. This structural value provides an indication of the capacity of the roadway section. To calculate the overall structural value, one of the following coefficients is multiplied by the thickness of the material (in inches). Each of these values are added up for the overall cross section to indicate the overall structural value.

- 40 LBR subgrade - 0.08
- Cement treated base - 0.15
- Type S Asphalt - 0.34
- Type SP Asphalt - 0.44

Some individual roadway components sampled were observed with thicknesses less than the design parameters. Core samples taken at Toscana Isles indicate that the design structural thickness should be achieved upon placement of the final lift of asphalt. The Design Professional of Record should review testing to meet the minimum project requirements for final acceptance.



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Based on our review, it is UES professional opinion that roadways and curbing design appear typical of our experience with numerous similar projects and conditions.

Observed stress cracking through the asphalt are characteristic and typical of roadways constructed with soil-cement base materials. Shortly after placement, stress cracks in the soil cement base reflect through the asphalt surface layer. These reflective cracks are expected and do not represent a structural deficiency or a construction defect. Furthermore, although stress cracking in soil cement base is evident early in the life of the roadway, it is not expected to continue to worsen over time since the roadway stresses have been relieved. UES also noted that the frequency and width of roadway cracks visually appeared less in areas where the second lift of asphalt appeared to be installed. In summary, stress type reflective cracks to the roadway pavement should not represent a structural defect and are consistent with our experience of other roadways with similar designs.

Cracks in curb have been observed along the roadways at Toscana Isles. It is our opinion the majority of observed cracks to concrete curbing generally represent either stress cracking, typical of concrete materials properties during curing, or damage from adjacent construction activities. After the curbing is poured, saw-cuts are used to create control joints in the concrete, to help control where cracking occurs during shrinkage. Typically, a stress crack will form at each saw-cut location, directly beneath the saw-cut itself, however, additional stress cracks may form between saw-cuts. Other curb cracking may be caused by construction activities. Such activities could consist of home construction, road construction itself or other site development, such as the installation of dry utilities, landscaping and perimeter walls.

Curbing must continue performing its design functions of directing drainage flows and retaining the other roadway materials (base and asphalt). Therefore, any cracks that exhibit concrete separation of more than 1/4" vertical displacement or significant concrete spalling that may worsen over time should be repaired. UES observed that this type of unsatisfactory curb cracking is typically observed around some drainage inlets where compaction is more difficult to achieve since the use of heavy machinery is not possible close to these inlets. These locations are examples of curb that should be replaced. In summary, the majority of observed curb cracking appears typical of roadway construction and the subsequent home construction activities. It is normal for repairs to be necessary as part of the road construction process to achieve the desired final product. ▸



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Investigation and analysis of the roadway section in front of the clubhouse tennis courts was conducted in a separate report.

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

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, LLC.
Certificate of Authorization Number 549

**Charles H
Downey,
EIT**

Digitally signed by Charles H Downey, EIT
DN: cn=Charles H Downey, EIT, o=Universal Engineering Sciences, ou=CMT Engineering Department, email=cdowney@universalengineering.com, c=US
Date: 2021.02.19 08:47:12 -05'00'

Charles H Downey, E.I.T.
Project Engineer



Digitally signed by Surendra V Sagi
DN: c=US, st=Florida, l=Sarasota, o=Universal Engineering Sciences, LLC, cn=Surendra V Sagi, email=ssagi@universalengineering.com
Reason: This document has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed, and the SHA authentication code must be verified on any electronic copies.
Location: Florida
Date: 2021.02.19 09:10:50 -05'00'

Surendra Sagi, MS, P.E. # 74096
Principal Engineer

Cc:
Robert Gomez, PE
Regional Manager

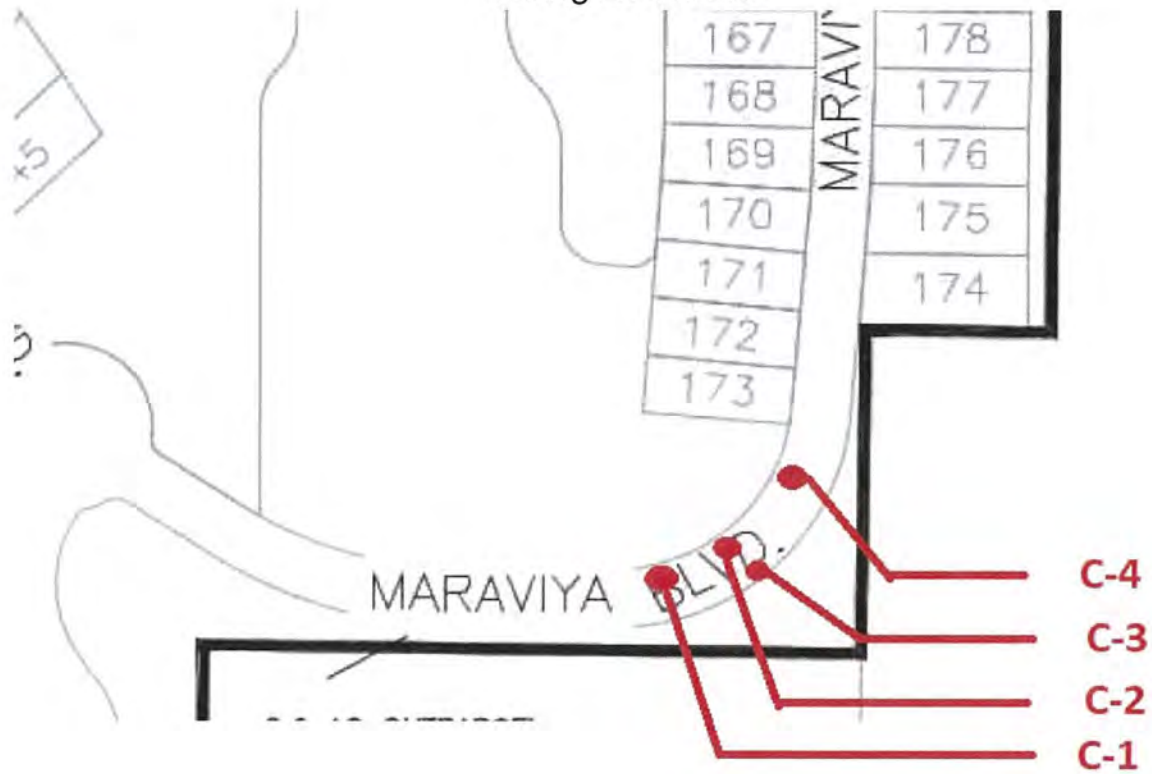


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Exhibit A

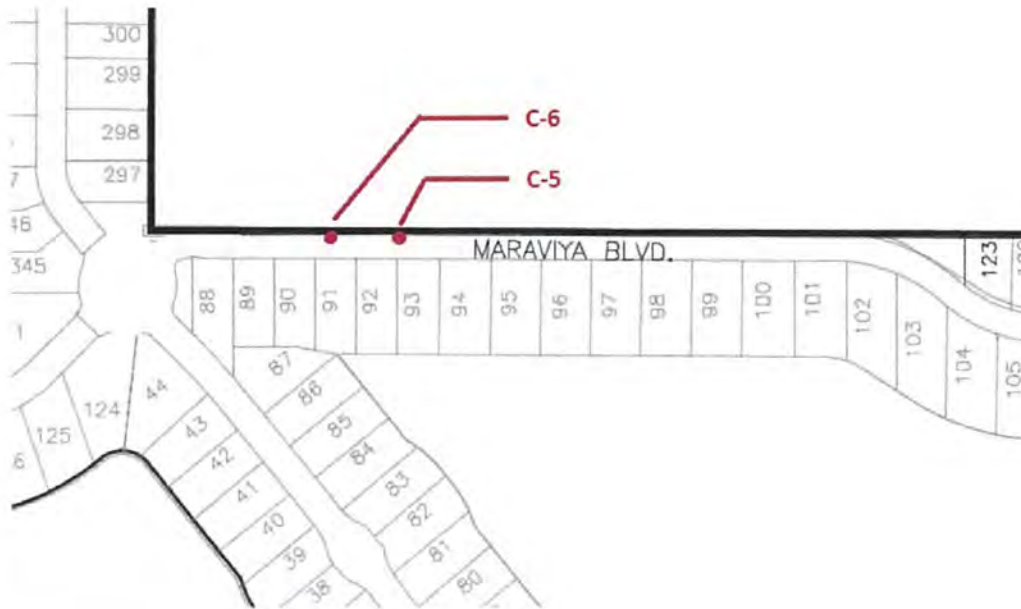
Coring Locations





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TABLE 1: EXISTING ROADWAY THICKNESSES AND SUBGRADE CONDITIONS

CORE NO.	ASPHALT (IN)		BASE (IN)	BASE MATERIAL	SUBGRADE SOILS*
	Lift 1	Lift 2			
C-1	Lift 1	2	6.25	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1.75			
	TOTAL	3.75			
C-2	Lift 1	2	7	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1			
	TOTAL	3			
C-3	Lift 1	2	7	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1			
	TOTAL	3			
C-4	Lift 1	1.75	7.25	Cement Treated Shell	Medium dense Brown sand with silt, moist to wet [SP-SM]
	Lift 2	1			
	TOTAL	2.75			
C-5	Lift 1	0.5	8	Cement Treated Shell	Medium dense to loose Gray Brown to Brown sand with silt, moist to wet [SP-SM]
	Lift 2	0			
	TOTAL	0.5			
C-6	Lift 1	0.675	8	Cement Treated Shell	Medium dense to loose Gray Brown to Brown sand with silt, moist to wet [SP-SM]
	Lift 2	0			
	TOTAL	0.675			
C-7	Lift 1	1	8	Cement Treated Shell	Medium dense to loose Dark Brown to Brown sand with silt, moist to wet [SP-SM]
	Lift 2	0			
	TOTAL	1			
C-8	Lift 1	0.675	8	Cement Treated Shell	Medium dense to loose Dark Brown to Brown sand with silt, moist to wet [SP-SM]
	Lift 2	0			
	TOTAL	0.675			
C-9	Lift 1	1.25	8	Cement Treated Shell	Medium dense to loose Dark Brown to Brown sand with silt, moist to wet [SP-SM]
	Lift 2	0			
	TOTAL	1.25			

*: Subgrade soils from bottom of base material to 4 feet below bottom of base material



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Exhibit B Subdivision Photos



Photo of suspected reflective cracking Ventosa Place

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Photo suspected reflective cracking Ventosa Place

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Photo stress cracking Ventosa Place

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LOCATIONS:

- Atlanta
- Daytona Beach
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- St. Petersburg
- Tampa
- Tifton
- West Palm Beach

February 19, 2021

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

Attn: Alexander Hays, Toscana Isles Community Development District
Cindy Cerbone, Wrathell, Hunt and Associates, LLC, District Manager

Reference: **SUBDIVISION ROADWAY STRUCTURE AND CURBING REVIEW LETTER**
Toscana Isles Subdivision
Venice, FL
UES Project No.:1130.21000038.0000
UES Report No. 1130.15499

Dear Mr. Hays and Ms. Cerbone,

Universal Engineering Sciences, Inc. ("UES") has completed its review and observation of the suspected roadway failure in front of the Toscana Isles tennis courts. Along an approximately 60' length of roadway, several depressions and unevenness were observed. We were asked to conduct core sampling and observations in the affected area and provide a recommendation as to whether remediation and what type of remediation should be considered in this area.

FIELD EXPLORATION

We were informed by CDD personnel of the following prior construction activities in this area.

1. The roadway was initially constructed in 2015, including a final lift of asphalt
2. Over the following 12-18 months bubbling or rippling was observed in the asphalt
3. It was determined at the time that this asphalt failure resulted from high ground water levels
4. To correct this deficiency, in 2017, the asphalt along with the top layer of base was milled out and replaced with a total of 3" of asphalt. In addition, underdrains were installed adjacent to the roadway in an attempt to lower groundwater levels
5. Starting in early to mid-2020 the deficiencies noted in the introduction were observed

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In addition, on February 10, 2021, UES took four (4) roadway core samples to inspect the materials utilized in the construction of the roadways in the affected area. The locations of each core sample and results are attached hereto as Exhibit A.

On January 6, 2021, January 25, 2021 and on February 2, 2021 UES performed site visits and observed the affected area. Representative photos of this area were documented and attached to this letter as Exhibit B.

SUMMARY

UES reviewed the data and observations obtained in the Field Exploration section described above. We understand density data for the asphalt mix placed in 2017 is not available from the contractor. This data would have helped to increase confidence in the conclusion described below. Based on this review and our observations of the slight rutting along the wheel-base path within the travel lanes, we believe the deficiency is most likely the result of sub-optimal compaction of asphalt in the affected area. Since proper compaction of the asphalt was likely not achieved at the time of placement, subsequent traffic over several years compacted areas of lower density causing the unevenness observed on the surface today. We did not observe any deficiencies with the subgrade or base material.

Further traffic may contribute to additional rutting or unevenness, however most of the compaction has probably already occurred. We recommend milling out and replacing the 3" of asphalt in the affected section of roadway in accordance with previous geotechnical recommendations and approved construction documents. Furthermore, we recommend a geo-technical engineer provide construction observation and testing at the time of this work to document proper placement and compaction of the replacement asphalt.



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

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.

**Charles H
Downey, EIT**

Digitally signed by Charles H Downey, EIT
DN: cn=Charles H Downey, EIT, o=Universal Engineering Sciences, ou=CMT Engineering Department, email=cdowney@universalengineering.com, c=US
Date: 2021.02.19 08:44:02 -05'00'

Charles H Downey, E.I.T.
Project Engineer



Digitally signed by Surendra V Sagi
DN: c=US, st=Florida, l=Sarasota, o=Universal Engineering Sciences, LLC, cn=Surendra V Sagi, email=ssagi@universalengineering.com
Reason: This document has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed, and the SHA authentication code must be verified on any electronic copies.
Location: Florida
Date: 2021.02.19 09:11:40 -05'00'

Surendra V. Sagi, M.S., P.E. #74096
Principal Engineer

Cc:

Robert Gomez, P.E.
Regional Manager



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EXHIBIT A

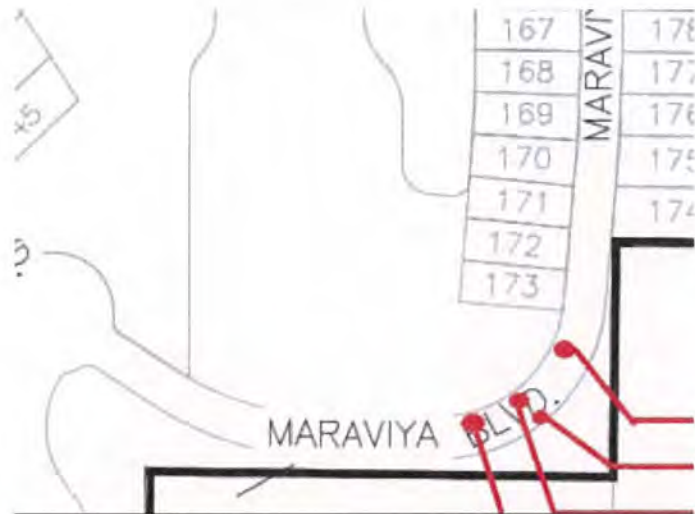


TABLE 1: EXISTING ROADWAY THICKNESSES AND SUBGRADE CONDITIONS

CORE NO.	ASPHALT (IN)		BASE (IN)	BASE MATERIAL	SUBGRADE SOILS*
	Lift 1	Lift 2			
C-1	Lift 1	2	6.25	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1.75			
	TOTAL	3.75			
C-2	Lift 1	2	7	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1			
	TOTAL	3			
C-3	Lift 1	2	7	Cement Treated Shell	Medium dense Brown sand with silt, moist [SP-SM]
	Lift 2	1			
	TOTAL	3			
C-4	Lift 1	1.75	7.25	Cement Treated Shell	Medium dense Brown sand with silt, moist to wet [SP-SM]
	Lift 2	1			
	TOTAL	2.75			

*: Subgrade soils from bottom of base material to 4 feet below bottom of base material



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EXHIBIT B



Clubhouse Tennis Court

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Clubhouse Tennis Court

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Lomski Engineering & Testing, Inc.
 17210 Toledo Blade Blvd.
 Port Charlotte, FL 33954
 (Ph) 941-979-5744
 (Fx) 941-979-5748

COMPRESSIVE STRENGTH OF DRILLED CONCRETE CORES

Client: Toscana Isles Community Development L
 Project No.: 30-2011
 Project Name: Toscana Isles

Date Cored:	2/16/2021	Date Tested:	2/17/2021					
Technician:	TD	Technician:	BW					
Supplier:	Unknown	Design Criteria:	3,000 PSI					
TEST DATA								
Core	Curb Core Location	Dia. (inch)	Length (inch)	L/D	Corr. Factor	Approx. Age (days)	Unit Load (lbs)	Corr. Unit Load (PSI)
1	162 Villorosi Blvd	2.73	5.50	2.01	1.00	Unknown	26,490	4,530
2	101 Porta Vecchio Bend	2.72	5.50	2.02	1.00	Unknown	23,390	4,030
3	243 Toscavilla Blvd	2.73	5.50	2.01	1.00	Unknown	26,740	4,570
4	147 Maraviya Blvd	2.73	5.50	2.01	1.00	Unknown	21,270	3,630
5	300 Maraviya Blvd	2.72	5.50	2.02	1.00	Unknown	23,110	3,980
6	121 Veraza Ct	2.72	5.50	2.02	1.00	Unknown	23,510	4,050
Average:								4,130

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients and authorization for publication of statements, conclusions or extracts from or regarding our reports are reserved pending our written approval. Testing and sampling was performed in accordance with ASTM C42 standards as applicable.

Notes: In-place Concrete Curb



Edward P. Lomski, Jr., P.E.
 Florida Registration #62507

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6A

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 241**

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

- (A) Requisition Number: **241**
- (B) Name of Payee: **Guy's Hauling & Dumpster Service, Inc.**
- (C) Amount Payable: **\$1,266.55**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):


Invoice #79728 2021 0113 Dumpster & Dump Fees for Construction	\$ 414.59
Invoice #79752 2021 0115 Dumpster & Dump Fees for Construction	\$ 851.96

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-22-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021

Guy's Hauling & Dumpster Service, inc.

Invoice



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



Date	Invoice #
1/13/2021	79728

Bill To

Toscana Isle Community
 Development District
 100 Tusca-villa Blvd
 Venice Fl. 34275
 ahays@vanguardland.com

Due Date
1/28/2021
Terms
due in 15 days

P.O. # or location

100 Tusca-villa Blvd

Description	Qty	Rate	Amount
20 yard dumpster		185.00	185.00
dump fees per ton for C&D / Construction Debris (MIN 1TON)	3.19	61.00	194.59
environmental / fuel fee		35.00	35.00
Sales Tax for Sarasota County		7.00%	0.00

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

Total \$414.59

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

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

[Signature]
 1-18-2021

Guy's Hauling & Dumpster Service, inc.

Invoice



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



Date	Invoice #
1/15/2021	79752

Bill To
 Toscana Isle Community
 Development District
 100 Tusca-villa Blvd
 Venice Fl. 34275
 ahays@vanguardland.com

Due Date
1/30/2021
Terms
due in 15 days

P.O. # or location
 100 Tusca-villa Blvd

Description	Qty	Rate	Amount
20 yard dumpster		185.00	185.00
dump fees per ton for C&D / Construction Debris (MIN 1TON)	10.36	61.00	631.96
environmental / fuel fee		35.00	35.00
Sales Tax for Sarasota County		7.00%	0.00

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

Total \$851.96

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

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

[Handwritten Signature]
 1-18-2021

CONTRACTOR'S
AFFIDAVIT & PARTIAL RELEASE OF LIEN

STATE OF FLORIDA
COUNTY OF Manatee

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

1. Affiant is an Authorized agent of **Guy's Hauling & Dumpster Service, Inc.** a Florida corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$1,266.55** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **01/15/2021** to Sub-Contractor, General Contractor and Owner.

Toscana Isles

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

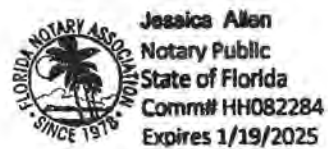
4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

SIGNED, SEALED and DELIVERED this 29 day of Jan, 2021

Robin Falletta
Print Name: Robin Falletta

SWORN TO AND SUBSCRIBED before me this 29 day of January 2021 by Robin Falletta who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Jessica Allen
Signature of Notary Public
Jessica Allen
Print Name of Notary Public
I am a Notary Public of the State of Florida
and my commission expires on 1/19/2025

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6B

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 242**

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

- (A) Requisition Number: **242**
- (B) Name of Payee: **T-Top Electric, LLC**
- (C) Amount Payable: **\$1,025.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due

and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

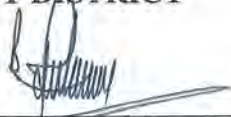
Invoice 1491 – Run Power from Gate to Opener	\$ 300.00
Invoice 1492 – Run Conduit for FPL transformers	\$ 725.00

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-22-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, L.P.C.

By: _____

T. Shaw

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021



T-Top Electric, LLC

2609 12th Avenue West
Bradenton, FL 34205
EC # 13008095

Invoice

Date	Invoice #
12/27/2020	1492

Bill To
Toscana Isles Community Development District

P.O. No.	Terms	Project
		Toscana Irrigation pump

Quantity	Description	Rate	Amount
	Run 3 1/2 in conduit from outside transformer to transformer with wire in pipe This was supposed to be FPL job but FPL service tech refused to do job 5 1/2 hours labor materials: 1 - stick 3 1/2' PVC 1 - 3 1/2' 45 elbow 1 - 3 1/2' 90 elbow 3 - 3 1/2' couplings	725.00	725.00
		Balance Due	\$725.00



Phone #
941-242-5571

E-mail
ttop@ttopelectric.com

Total	\$725.00
--------------	----------

[Signature]
11/2/2021



T-Top Electric, LLC
 2609 12th Avenue West
 Bradenton, FL 34205
 EC # 13008095

Invoice

Date	Invoice #
12/27/2020	1491

Bill To
Toscana Isles Community Development District

P.O. No.	Terms	Project
		Gaurd Gate

Quantity	Description	Rate	Amount
	Run power from gate to opener Seperate trip to hook up in gate	300.00	300.00
		Balance Due	\$300.00

Phone #
941-242-5571

E-mail
ttop@ttopelectric.com

Total \$300.00

[Signature]
1/12/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6C

RETURN CHECK TO LALP DEVELOPMENT, LLC

6561 Palmer Park Circle, Suite B

Sarasota, FL 34238

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 243**

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

- (A) Requisition Number: 243
- (B) Name of Payee: AM Engineering, LLC
- (C) Amount Payable: **\$5,951.58**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):


Invoice 52145 – Review of Requisitions 218 through 240	\$1,005.00
Invoice 52143 – Progress Billing through 12/29/20	\$4,946.58

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair

Date: 1-22-21

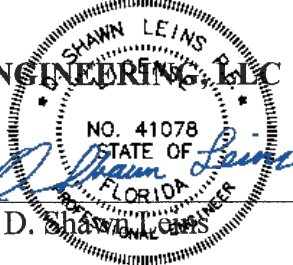
CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, LLC
By: 
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021



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

Invoice Date 12/28/2020

Invoice Number 52145

Net 15 days

Invoice submitted to:

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

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

Professional Services

ADMINISTRATIVE ASSISTANT

PRINCIPAL ENGINEER

For professional services rendered

<u>Hrs/Rate</u>	<u>Amount</u>
3.00	255.00
85.00/hr	
5.00	750.00
150.00/hr	
	<u>\$1,005.00</u>

REVIEW REQUISITIONS - 218-240 - \$1,005.00

A handwritten signature in black ink, followed by the date '1-12-2021' written in a similar style.

For Professional services rendered through
Thank you for your business!



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

Invoice Date 12/29/2020

Invoice Number 52143

Net 15 days

Invoice submitted to:

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

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

	<u>Amount</u>
Total charges covered by contract fee	\$4,946.58
For professional services rendered	\$4,946.58

1/12/2021

For Professional services rendered through
Thank you for your business!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6D

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 244**

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

- (A) Requisition Number: 244
- (B) Name of Payee: Juniper Landscaping of Florida, LLC
- (C) Amount Payable: **\$4,234.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

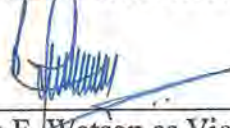
Invoice 108965 – Mailbox Restoration of Irrigation & Landscaping

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian E. Watson as Vice-Chair
Date: 1-22-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, LLC
SHAWN LEINS, P.E.
NO. 41078
STATE OF FLORIDA
By: 
D. Shawn Leins
PROFESSIONAL ENGINEER

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021

Please Remit Payment to:

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



Invoice 108965

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

Date	Due Date
01/07/21	1/7/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#94454 - Toscana Mailbox Restoration	\$4,234.50
<i>Irrigation Enhancement - 12/04/2020</i>	
<i>Landscape Enhancements - 12/10/2020</i>	

Grand Total **\$4,234.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,234.50	\$0.00	\$166.69	\$0.00	\$2,224.01

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(941) 786-3827

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

STATE OF FLORIDA
COUNTY OF W

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

1. Affiant is an Authorized agent of Juniper Landscaping of Florida, LLC, a limited liability company, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of \$4,234.50 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 01/07/2021 to Owner on the following real property:

Toscana Isles CDD – Inv #108965

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

SIGNED, SEALED and DELIVERED this 21 day of Jan, 2021

Karen Hipol

Print Name: Karen Hipol

SWORN TO AND SUBSCRIBED before me this 21 day of Jan, 2021 by Karen Hipol who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Amy Ramirez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287065
Expires 12/27/2022

Amy Ramirez
Signature of Notary Public

Amy Ramirez
Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 12.27.22

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6E

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 245**

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

- (A) Requisition Number: 245
- (B) Name of Payee: Pat O'Hara Pavers, Inc.
- (C) Amount Payable: **\$18,958.10**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

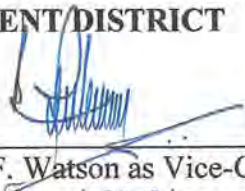
Invoice 09-5326 dated 01/04/2021 – Deposit on Materials for Paver work

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT/DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-22-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, P.L.C.
SHAWN LEINS
NO. 41078
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
By: 
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021

PAT O'HARA PAVERS, INC.

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

INVOICE

DATE	INVOICE #
1/4/2021	09-5326

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

JOB SITE
Toscana Ph 7 899 Knight's Trail Rd. Venice, Fl. 34275

DUE DATE	ATTN:
1/4/2021	

ITEM CODE	QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
Material	1	Material Deposit MATERIAL ORDER HAS BEEN PLACED. Deposit Required. Thank you.	18,958.10	18,958.10

We appreciate your prompt payment.

TOTAL \$18,958.10

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

BALANCE DUE \$18,958.10

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

[Signature]
1/12/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6F

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 246**

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


- (A) Requisition Number: 246
- (B) Name of Payee: Heavyweight Industries, LLC
- (C) Amount Payable: **\$4,383.81**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):
 - Invoice 7088, dated 01/10/21 – Supply & Haul perc sand 01/05 to 01/06** **\$ 1,687.76**
 - Invoice 7090, dated 01/10/21 – Haul Rip Rap 01/08** **\$ 1,000.00**
 - Invoice 7100, dated 01/17/21 – Supply & Haul perc sand 01/11** **\$ 1,696.05**

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-22-21


CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, LLC
NO. 41078
STATE OF
FLORIDA
By: 
D. Shawn Leins
PROFESSIONAL ENGINEER

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021



Heavyweight Industries, LLC
22515 Morning Glory Circle
Bradenton, FL 34202
(810) 459-2257
heavyweightindustries@gmail.com

Invoice 7088

BILL TO

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

DATE
01/10/2021

PLEASE PAY
\$1,687.76

DUE DATE
01/17/2021


DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/05/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 351907, Truck# 2508	1	220.00	220.00
01/05/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 352029, Truck# 2508	1	220.00	220.00
01/05/2021	Materials - Perc sand by the ton from Bermont Excavating	42.16	9.63	406.00
01/06/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 352169, Truck# 2508	1	220.00	220.00
01/06/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 352274, Truck# 2508	1	220.00	220.00
01/06/2021	Materials - Perc sand by the ton from Bermont Excavating	41.72	9.63	401.76

Thank you for your business!

TOTAL DUE

\$1,687.76

THANK YOU.


1/12/2021

Please make checks payable to Heavyweight Industries, LLC



Heavyweight Industries, LLC
22515 Morning Glory Circle
Bradenton, FL 34202
(810) 459-2257
heavyweightindustries@gmail.com

Invoice 7090

BILL TO

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

DATE	PLEASE PAY	DUE DATE
01/10/2021	\$1,000.00	01/17/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/08/2021	Hauling 6"x12" Rip Rap by the load from Extra Closet Storage to Toscana Isles - Truck# 7039	1	1,000.00	1,000.00

Thank you for your business!

TOTAL DUE	\$1,000.00
-----------	------------

THANK YOU.


1/12/2021



Heavyweight Industries, LLC
22515 Morning Glory Circle
Bradenton, FL 34202
(810) 459-2257
heavyweightindustries@gmail.com

Invoice 7100

BILL TO

Toscana Isles, CDD
6561 Palmer Park Circle
Suite B
Sarasota, FL 34238

DATE
01/17/2021

PLEASE PAY
\$1,696.05

DUE DATE
01/24/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/11/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 353536, Truck# 2508	1	220.00	220.00
01/11/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 353626, Truck# 2508	1	220.00	220.00
01/11/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 353710, Truck# 2508	1	220.00	220.00
01/11/2021	Hauling perc sand by the load from Bermont Excavating to Toscana Isles - Ticket# 353801, Truck# 2508	1	220.00	220.00
01/11/2021	Materials - Perc sand by the ton from Bermont Excavating	84.74	9.63	816.05

Thank you for your business!

TOTAL DUE

\$1,696.05

THANK YOU.

Please make checks payable to Heavyweight Industries, LLC

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6G

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 247**

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

- (A) Requisition Number: 247
- (B) Name of Payee: **Becerra Construction of Central Florida, Inc.**
- (C) Amount Payable: **\$7,237.21**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

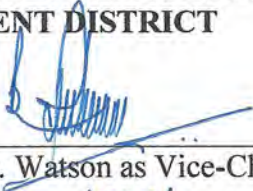
Invoice 202272, dated 01/05/2021 –Material for Mailbox Roof

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-22-21


CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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

AM ENGINEERING, LLC
By: 
D. Charlotte Sims
Professional Engineer
No. 41078
STATE OF FLORIDA
Professional Engineer

As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021



779 Tamiami Trail, Unit #8
Port Charlotte, FL 33953

Invoice

Date	Invoice #
1/5/21	202272

Bill To

Toscana Isles Community
Development District
7350 Point of Rocks Rd
Sarasota, FL 34242

P.O. No.	Project	Terms	Start Date
	Mailbox Pavilion Roof		

Description	Amount
CO Material for roof	7,237.21
Total	
	\$7,237.21

[Signature]
1-18-2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6H

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 248**

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

- (A) Requisition Number: 248
- (B) Name of Payee: The Kleaning Krew Pros, LLC
- (C) Amount Payable: **\$500.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice 1254, dated 12/17/2020 –Pressure Wash overspray areas from Mailbox construction

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____

Brian F. Watson as Vice-Chair

Date: 1-22-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

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



As District Engineer and
Consulting Engineer to the District

Date: 01/25/2021

Kleaning Krew Pros

11523 Palmbrush Trail #164
FL US
+1 5852611879
admin@kleaningkrewpros.com

INVOICE

BILL TO
Shelly Williams
Toscana Isles Community Development District
100 Maraviya Boulevard
Venice, FL 34275

INVOICE 1254
DATE 12/17/2020
TERMS Net 30
DUE DATE 01/16/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Pressure Washing	Parking lot next to mail kiosk	4,120	0.08	329.60
Pressure Washing	Tennis court next to mail kiosk	1,820	0.08	145.60
Pressure Washing	perma cast wall sections	891	0.10	89.10
Discount	Preferred Partner Discount	1	-64.30	-64.30

BALANCE DUE

\$500.00


1-13-2021

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>2 Business name/disregarded entity name, if different from above <i>The Kleaning Krew Pros, LLC</i></p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC</p> <p><input type="checkbox"/> C Corporation</p> <p><input type="checkbox"/> S Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. <i>8164 Nature's Way Unit 11</i></p> <p>6 City, state, and ZIP code <i>Lakewood Ranch, FL 34202</i></p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

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

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

Social security number								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> </table>								
or								
Employer identification number								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">83</td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">-</td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">20</td> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">17</td> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">8</td> <td style="width: 25%; border: 1px solid black; height: 20px; text-align: center;">61</td> </tr> </table>	83		-		20	17	8	61
83		-						
20	17	8	61					

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	<p>Signature of U.S. person ▶ </p>	<p>Date ▶ <i>12/6/19</i></p>
------------------	------------------------------------	------------------------------

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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

CONTRACTOR'S
AFFIDAVIT & PARTIAL RELEASE OF LIEN

STATE OF FLORIDA
COUNTY OF Manatee

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

1. Affiant is an Authorized agent of **The Kleaning Krew Pros, LLC**, a limited liability company, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$500.00** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **12/17/2020** to Owner on the following real property:

Toscana Isles CDD

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

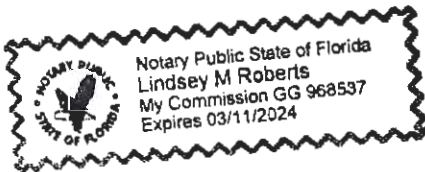
SIGNED, SEALED and DELIVERED this 3 day of Feb, 2021

David Peritt

Print Name: DAVID PERITT

SWORN TO AND SUBSCRIBED before me this 3 day of Feb, 2021 by David Peritt who is personally known to me or who has produced F.L.D.L. as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Lindsey Roberts

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 3/11/2024

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7A



Becerra Construction of Central FL, Inc.
 779 Tamiami Trail, Unit #8
 Port Charlotte, FL 33953

C.O. #1
Estimate

Date	Estimate #
11/4/20	Mailbox2

Name / Address
Toscana Isles Community Development District 7350 Point of Rocks Rd Sarasota, FL 34242

Project
Mailbox Pavilion Roof

Description	Qty	Rate	Total
Roof install labor only		6,448.75	6,448.75
Change order for the purchase of all the roofing material installed on the project.	1	7,237.21	7,237.21
----- CHANGE ORDER -----			
> Added 1 90 - 2 Matrl. (+\$7,237.21)			
Total change to estimate +\$7,237.21			
<p><i>Initial contract was roofing labor only. This change order adds all roofing material required for the construction of the mailbox structure.</i></p> <p><i>Becerra Construction of Central FL, inc.</i></p> <p><i>Toscana Isles Community Delegation District</i></p> <p><i>Alexander Hays, as Chair Board of Supervisors</i></p>			
Total			\$13,685.96

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7B



Proposal

Proposal No.: 101511
Proposed Date: 02/06/21

PROPERTY:	FOR:
Toscana Isles Community Development District- Land Alex Hays 2300 Glades Road - Suite #410W Boca Raton, FL 33431	Remove Oak at New Road at Main Entry

Remove Oak at New Road at Main Entry per Alex Hays. Anthony S/Keith S.

Sent to Alex H. 2/6/2021. lw


ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Removal					\$440.00
Install Division Labor	11.00	HR	\$40.00	\$440.00	
				Total:	\$440.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

Toscum Isles Community Development District
 _____ *2/8/21* _____
Signature (Owner/Property Manager) **Date**
Alexander Hays, as Chair Board of Supervisors
Printed Name (Owner/Property) Manager

Signature - Representative **Date**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7CI

SARASOTA LAND SERVICES, INC.

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

JOB PROPOSAL

ATTN: Mr. Alex Hayes Proposal #: JP 471010
OWNER: Tosana Isles Community Development District
ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL

DATE: February 3, 2021

Job Name: *Toscana Phase 5&6 Change order II*

Work to be Performed: Clear load & Haul trees to dump

ITEM	DESCRIPTION	RATE	UNITS	AMOUNT
Material and Freight				
1	2-40CY Trash Trucks (Haul to Dump with fee)	294.00	20.0 HR	5,880.00
Machines and Labor				
2	Loader	90.00	10.0 HR	900.00
Based on 1 day ~10 Loads				
ESTIMATED AMOUNT				\$6,780.00

WE PROPOSE TO FURNISH MATERIAL AND LABOR COMPLETED IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE ABOVE PROPOSED SUM.
PAYMENT DUE 30 DAYS AFTER BILLING DATE.

Contractors Representative: *[Signature]* **SLS, Inc.** Date: February 3, 2021

ANTICIPATED START DATE: to be determined ANTICIPATED COMPLETION DATE: to be determined

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted and you are authorized to do the work as specified.

Owner's Name: Toscana Isles Community Development District

Owner's Representative: *[Signature]* Date: 2/4/21

Representative's Name: Alexander Hayes, as Chair Board of Supervisors
PRINTED NAME OF COMPANY REPRESENTATIVE

We appreciate the opportunity to serve you.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7C11

SARASOTA LAND SERVICES, INC.

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

JOB PROPOSAL

ATTN: Mr. Alex Hayes
 OWNER: Tosana Isles Community Development District
 ADDRESS: 2300 Glades Road, Suite 410W Boca Raton, FL

Proposal #: JP 471011

DATE: February 3, 2021

Job Name: Toscana Phase 7 *Change Order 2*
 Work to be Performed: Curb Change Not On Plans

ITEM	DESCRIPTION	RATE	UNITS	AMOUNT
	Curb Change Miami to F Catch Curb			
1	F Catch Curb in place of Miami curb Exact LF to be determined by Alex in Field	5.25	326.0 LF	1,711.50
ESTIMATED AMOUNT				\$1,711.50

WE PROPOSE TO FURNISH MATERIAL AND LABOR COMPLETED IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE ABOVE PROPOSED SUM.
 PAYMENT DUE 30 DAYS AFTER BILLING DATE.

Contractors Representative: *[Signature]* *SLS Inc.* Date: February 3, 2021

ANTICIPATED START DATE: to be determined ANTICIPATED COMPLETION DATE: to be determined

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted and you are authorized to do the work as specified.

Owner's Name: Toscana Isles Community Development District

Owner's Representative: *[Signature]* Date: 2/4/21

Representative's Name: Alexander Hayes, as Chair Board of Supervisors

We appreciate the opportunity to serve you.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

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

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Capital Projects Fund Series 2014	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 70,471	\$ -	\$ -	\$ -	\$ -	\$ 70,471
Investments						
Reserve	-	713,878	856,885	-	-	1,570,763
Interest	-	-	2	-	-	2
Revenue	-	796,618	33,937	-	-	830,555
Construction	-	-	-	1	3,274,003	3,274,004
Due from general fund	-	29,236	-	-	-	29,236
Assessments receivable						
DR Horton	2,407	-	-	-	-	2,407
Various lots	643	9,525	-	-	-	10,168
Total assets	<u>\$ 73,521</u>	<u>\$ 1,549,257</u>	<u>\$ 890,824</u>	<u>\$ 1</u>	<u>\$ 3,274,003</u>	<u>\$ 5,787,606</u>
LIABILITIES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 25,112	\$ 25,112
Retainage payable	-	-	-	-	473,201	473,201
Due to Developer	2,500	-	-	-	-	2,500
Due to debt service fund	29,236	-	-	-	-	29,236
Taxes payable	61	-	-	-	-	61
Total liabilities	<u>31,797</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>498,313</u>	<u>530,110</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	3,050	9,525	-	-	-	12,575
Unearned revenue	5,855	-	-	-	-	5,855
Total deferred inflows of resources	<u>8,905</u>	<u>9,525</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>18,430</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,539,732	890,824	-	-	2,430,556
Capital projects	-	-	-	1	2,775,690	2,775,691
Unassigned	32,819	-	-	-	-	32,819
Total fund balances	<u>32,819</u>	<u>1,539,732</u>	<u>890,824</u>	<u>1</u>	<u>2,775,690</u>	<u>5,239,066</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 73,521</u>	<u>\$ 1,549,257</u>	<u>\$ 890,824</u>	<u>\$ 1</u>	<u>\$ 3,274,003</u>	<u>\$ 5,787,606</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,457	\$ 36,131	\$ 38,533	94%
Assessment levy: off-roll	-	15,936	63,744	25%
Interest and miscellaneous	3	9,490	-	N/A
Total revenues	<u>1,460</u>	<u>61,557</u>	<u>102,277</u>	60%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	400	1,200	-	N/A
FICA	31	92	-	N/A
Management/accounting/recording	3,537	14,149	42,448	33%
Debt service fund accounting	625	2,500	7,500	33%
Legal	6,486	8,918	15,000	59%
Engineering	-	-	1,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	667	2,000	33%
Trustee	5,476	10,236	10,236	100%
Telephone	17	67	200	34%
Postage	22	53	500	11%
Printing & binding	42	167	500	33%
Legal advertising	-	278	1,200	23%
Annual special district fee	-	175	175	100%
Insurance	-	7,000	7,275	96%
Contingencies/bank charges	241	325	500	65%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Tax collector	22	542	602	90%
Total expenditures	<u>17,066</u>	<u>46,369</u>	<u>95,201</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	(15,606)	15,188	7,076	
Fund balances - beginning	48,425	17,631	23,600	
Assigned				
Three months working capital	29,106	29,106	29,106	
Unassigned	3,713	3,713	1,570	
Fund balances - ending	<u>\$ 32,819</u>	<u>\$ 32,819</u>	<u>\$ 30,676</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 29,681	\$ 735,890	\$ 788,697	93%
Interest	4	23	-	N/A
Total revenues	<u>29,685</u>	<u>735,913</u>	<u>788,697</u>	93%
EXPENDITURES				
Debt service				
Principal	-	175,000	175,000	100%
Principal prepayment	-	40,000	-	N/A
Interest	-	293,094	581,156	50%
Tax collector	445	11,038	12,323	90%
Total expenditures	<u>445</u>	<u>519,132</u>	<u>768,479</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	29,240	216,781	20,218	
Fund balances - beginning	<u>1,510,492</u>	<u>1,322,951</u>	<u>1,276,257</u>	
Fund balances - ending	<u><u>\$ 1,539,732</u></u>	<u><u>\$ 1,539,732</u></u>	<u><u>\$ 1,296,475</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,140,600	0%
Interest	19	109	-	N/A
Total revenues	<u>19</u>	<u>109</u>	<u>1,140,600</u>	0%
EXPENDITURES				
Debt service				
Principal	-	250,000	250,000	100%
Interest	-	445,769	886,069	50%
Total expenditures	<u>-</u>	<u>695,769</u>	<u>1,136,069</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	19	(695,660)	4,531	
Fund balances - beginning	<u>890,805</u>	<u>1,586,484</u>	<u>1,585,445</u>	
Fund balances - ending	<u><u>\$ 890,824</u></u>	<u><u>\$ 890,824</u></u>	<u><u>\$ 1,589,976</u></u>	

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

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

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

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 77	\$ 481
Total revenues	<u>77</u>	<u>481</u>
 EXPENDITURES		
Capital outlay	<u>43,557</u>	<u>1,409,406</u>
Total expenditures	<u>43,557</u>	<u>1,409,406</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (43,480)	 (1,408,925)
 Fund balances - beginning	 <u>2,819,170</u>	 <u>4,184,615</u>
Fund balances - ending	<u>\$ 2,775,690</u>	<u>\$ 2,775,690</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on January 27, 2021, at 10:00 a.m., at the Comfort Suites Sarasota - Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary
Jeffrey Sweater	Assistant Secretary
Michael LaBoe	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
John Vericker	District Counsel
Thomas Hart	Resident
Steve Wood	Resident
David Lewis	Resident
Erika Lewis	Resident
Tom Gerson	Resident
Jeanne Foley	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Resident Steve Wood was concerned about the structural cracks in the roads and in the curbs and asked what the Board intended to do. He felt that the CDD should not have been billed for any repairs, as the work should be under warranty.

41 **THIRD ORDER OF BUSINESS****Discussion: CDD Roadways**

42

43 Mr. Hays provided Ms. Cerbone with a thumb drive containing information related to
44 the District's construction plans, as well as roadway and curbing reports and letters from the
45 District's Civil Engineer and the Geotechnical Engineer. He read portions of the letters that were
46 distributed to the Board, describing the inspections and testing that was done, which deemed
47 the material used met or exceeded the requirements and that elements of the roadways were
48 not deficient; cracks were typical and simply an aesthetic issue. Another engineering firm was
49 engaged to perform a peer review of all the testing and perform an on-site inspection, which, if
50 available, would be presented at the next meeting.

51 Mr. LaBoe stated the question remained as to why the CDD is paying for this service and
52 using the 2018 Series bond funds to address Unit I issues, when, in his opinion, these issues
53 should be under warranty and corrected by the original contractor. A Board Member discussed
54 the original contract and stated that, to get the original contractor to make repairs, the District
55 would need to provide proof the project was not completed to the specifications, which would
56 be difficult to prove.

57 Mr. LaBoe and Mr. Sweater discussed comparing the contractor's technical
58 specifications for Units I and II, against the City, State and County municipality requirements.
59 Mr. LaBoe asked Mr. Hays whether he believed the contractors used the correct specifications
60 for the projects. Mr. Hays referred to the Engineers' letters and stated he relies on the licensed
61 opinions, which stated the roadway and curbing projects were constructed properly. Mr.
62 Sweater asked how often sealing the roadways is scheduled and if the District budgeted for
63 those costs. Discussion ensued regarding identifying a structural crack, as opposed to a
64 cosmetic crack. Mr. LaBoe asked who would pay if structural repairs in Unit II are identified if
65 bond funds are depleted. He believed that, by then, the Board would be comprised of residents
66 and the District may need to issue a bond to repair these issues. Ending further discussion until
67 the Peer Review Report is presented at the next meeting was suggested.

68 Mr. LaBoe continued asking Mr. Peshkin why Mr. Hays identified curbs at various areas
69 in Unit I in need of repairs without knowing if they were structural. He stated that he has
70 several photographs taken in Unit II and he asked to review them with City and County staff in
71 order to get the contractor to address the issues.

72 Mr. Vericker stated that it is the District's responsibility to ensure the contract was fully
73 performed, which was confirmed by two Engineers and the District was now waiting on
74 confirmation from the upcoming Peer Review Report. In the event of a problem, the District
75 would pursue recourse from the appropriate party. Mr. Hays discussed the duties of Board
76 Members, who typically make judgment calls to improve the aesthetics of an area and noted
77 that the reports prove there are no structural issues. Discussion ensued regarding the process
78 for making repairs being dependent on judgment, the District's maintenance responsibilities
79 and concerns that residents would be stuck with additional repair costs.

80 **MR. VERICKER'S COMMENTS AND RESPONSES WERE**

81 **TRANSCRIBED VERBATIM, PER THE DISTRICT MANAGER'S REQUEST**

82 **Mr. Vericker:** One area where you see it a lot, not roads, is the ponds. You may see a
83 pond that is 20 years old that is still functioning as a retention pond, and we see a lot with
84 people who would like a clear, clean pond with nothing in it. Well that is an aesthetic thing,
85 whether you like plants in your pond or no plants, and that is a judgment call. That will be the
86 kind of thing, in many years from now, that the District will decide whether they want full on
87 expensive treatment because it looks prettier, even though it is functioning. So, there will be
88 things like that, that are aesthetic versus not, and that has nothing to do with roadways, but,
89 that is an example of something that the Board will have to think about it, as a right of the
90 Board for differences of opinion.

91 Mr. LaBoe asked questions about the process for inspections with the contractor, as Mr.
92 Hays referred to the opinion letters. Mr. LaBoe, in response to a request, stated he would give
93 Ms. Cerbone access to a file of over 200 photographs to forward to the Board.

94 Ms. Cerbone welcomed members of the public and introduced herself, Board Members
95 and District Staff. In response to the question of whether any members of the public were
96 attending via telephone, no one spoke. She distributed her business card and asked that they
97 email her any document requests and call her or a Board Member with questions or concerns.

98 Ms. Cerbone discussed the District's Rules of Procedure regarding how meetings and
99 public comments are conducted and stated that neither Board Members or Staff were required
100 to respond to public comments or answer any questions during the meeting but they can, at
101 the discretion of the Board. She asked residents to use the Sign-In Sheet for attendance

102 purposes and complete the Speakers' Sign-in Sheet if they wished to make any comment. She
103 noted that the entire agenda package could be accessed on the District's website.

104

105 **FOURTH ORDER OF BUSINESS**

Discussion: Requisition(s)

106

107 Ms. Cerbone explained the requisition process and noted that the Developer asked for
108 requisitions to be placed on the agenda, for transparency, although it is not required.

109 The Board agreed to hear public comments.

110 In response to a question, Ms. Cerbone reiterated that the Developer asked for
111 requisitions to be placed on the agenda but it is not a requirement since there is a stipulation in
112 the bond validation process that validated the Capital Improvement Plan (CIP) and allows the
113 District Engineer to prepare requisitions, review supporting documents and certify that the
114 requisition expenses met certain criteria. The Chair also reviews the requisitions before they
115 are submitted to Management for transmittal to the Trustee to release the construction funds.

116 Discussion ensued regarding the District adhering to Florida State and Local statutes.
117 Mr. Sweater and Mr. LaBoe noted that the District Engineer and Chair reviewed, approved and
118 paid the upcoming requisitions and that approval from the entire Board was not required.

119 Before the requisitions were presented, Mr. LaBoe stated he did not believe the District
120 should have paid Requisition No. 235 for Unit I but paid for with Unit II bond funds, as he felt
121 that the expense should be charged back to the original contractor. He believed the repairs
122 were structural. Mr. Hays recalled the opinion given at the last meeting. Mr. Vericker opined
123 that some items overlapped in the Master Plan, in that Unit II funding could be used for Unit I
124 expenses, as long as the District Engineer reviewed and certified the requisitions. Mr. LaBoe
125 stated that he would make comments regarding Requisitions #227 and #237 during the Tenth
126 Order of Business.

127 Ms. Cerbone read each of the following requisitions into the record:

128 **A. No. 227, Lopez Painting, LLC {\$1,750.00}**

129 **B. No. 228, AM Engineering, LLC [\$15,987.65]**

130 **C. No. 229, Rusty Plumbing Company, Inc. [\$50,446.33]**

131 **D. No. 230, Guy's Hauling & Dumpster Service, Inc. [\$95.00]**

132 **E. No. 231, Juniper Landscaping of Florida, LLC [\$2,390.69]**

- 133 F. No. 232, Pennuto Underground Cable and Conduit, Inc. [\$1,120.00]
 134 G. No. 233, Guy's Hauling & Dumpster Service, Inc. [\$521.92]
 135 H. No. 234, Solitude Lake Management, LLC [\$45,123.00]
 136 I. No. 235, Curbco, Inc. [\$28,440.00]
 137 J. No. 236, Commercial Residential Aluminum & Fabricating, LLC [\$600.00]
 138 K. No. 237, Becerra Construction of Central Florida, Inc. [\$3,500.00]
 139 L. No. 238, LALP Development, LLC [\$2,413.55]
 140 M. No. 239, T-Top Electric, LLC [\$4,750.00]
 141 N. No. 240, Sarasota Land Services, Inc. [\$113,754.42]

142

143 On MOTION by Mr. Watson and seconded by Mr. Peshkin, with Mr. Watson,
 144 Mr. Peshkin, Mr. Hays and Mr. Sweater in favor and Mr. LaBoe dissenting,
 145 Requisitions No. 227 through 240, as presented by Ms. Cerbone, were ratified.
 146 [Motion passed 4-1]

147

148

149 **FIFTH ORDER OF BUSINESS**

Ratification of Agreement(s),
 Contract(s)/Change Order(s)/ Purchase
 Order(s)/Proposal(s)

150

151

152

153 Mr. LaBoe and Mr. Sweater agreed to proceed with ratifying the items listed below, as
 154 the documents were already processed. Mr. LaBoe referred to Agenda Item 5D and voiced his
 155 opinion that the Contractor did not perform a very good job and stated that he would comment
 156 on this during the Tenth Order of Business.

157 Ms. Cerbone presented the following items individually, with the dollar amount for
 158 each:

159 **A. Juniper Landscaping of Florida, LLC**160 **I. Main Line Re-Route for Utility and Road Construction – Irrigation (No. 97000)**

161 Amount: \$5,888.20

162 **II. Screening Material for South Side of Center Roundabout (No. 97094)**

163 Amount: \$3,360.14

164 **III. Sod Repairs from Rip-Rap Installation and Stock Piles (No. 96970)**

165 Amount: \$3,405

- 166 **B. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1712, Street Sign Blades and Speed**
167 **Limit Signs**
168 Amount: \$8,245
- 169 **C. CRA (Commercial Residential Aluminum), Installation of Seamless Gutters Around**
170 **New Mailbox Structure**
171 Amount: \$600
- 172 **D. Kleaning Krew Pros, Pressure Wash Area Next to Mailbox Structure, Tennis Court**
173 **Portion Near Mailbox Structure, Perm Cast Wall Sections (11) Sections 9' x 9' Each**
174 **Agreements**
175 Amount: \$500
- 176 **E. Permacast, LLC, Supply and Installation of Precast Concrete Panel Fencing**
177 **• Re-Contracting for Fence Installation Removed from Phase 5 Contract and**
178 **Addition of Fence Re-Installation at Median Bump-Outs**
179 Amount: \$138,995
- 180 **F. Wetland Management Services, Nuisance Exotic Removal & Planting**
181 Amount: \$6,657.45
- 182 **G. Phase 7 Roadway Paver Agreement with Pat O'Hara Pavers, Inc.**
183 Not-to-exceed amount: \$40,000
- 184 **H. Rusty Plumbing Co., Inc.**
- 185 **I. Change Order Number Four, Phase 5 & 6**
186 **• Install and Remove Temporary Watermain Jumpers Based on Phasing of**
187 **Utility Turnover**
188 Amount: \$29,125
- 189 **II. Change Order Number One, Phase 7**
190 **• Removal of Median Bump-Out Fencing and Installation of Storm Pipe**
191 **Under Lift Station Driveway**
192 Amount: \$6,381.80
- 193 **I. Sarasota Land Services, Inc.**
- 194 **I. Change Order #1, Phase 7**
195 **• Addition of Offsite Turn Lane Work for Secondary Entry**

196 Amount: \$120,464.68

197 **II. Change Order #8, Phase 5 & 6**

- 198 • **Miscellaneous Grading and Clean-up Upon Completion of Various Phase**
199 **5 Work**

200 Amount: \$18,569.55

201 **III. Change Order #9, Phase 5 & 6**

- 202 **a. Credit for Phase 5 & 6 Work Removed from Scope**

203 Amount: \$101,282.25 credited, of which a portion was applied to Item 5I.III.b, which
204 resulted in a net credit of \$33,946.25.

- 205 **b. Update to Knights Trail Sidewalk Unit Price**

206 Amount: \$67,336

207 **IV. Change Order #10, Phase 5 & 6:**

208 Correction of a scrivener error noting the substantial completion date was February 1,
209 2022. Ms. Cerbone explained the reason for the error, which caused the scrivener error in
210 Section 3.3 of the Agreement.

211 In response to Mr. Sweater's question regarding Item 5D, Mr. Hays stated the
212 contractor was engaged to perform tasks in other areas; he was still working on addressing the
213 other issue.

214

215 **On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the**
216 **Items 5A through 5I, as presented, were ratified and/or approved.**

217

218

219 **SIXTH ORDER OF BUSINESS**

Ratification of Utility Turnover Documents

220

221 Ms. Cerbone presented the following items:

222 **A. City of Venice - Unit II, Phase 7 Guarantee**

223 **B. City of Venice - Unit II, Phase 7 Affidavit of No Liens**

224 **C. City of Venice - Unit II, Phase 7 Bill of Sale**

225 **D. City of Venice - Unit II, Phase 7 Certification of No Contribution**

226 Mr. Hays identified the locations of the utility improvements in Phase 7 and noted that
227 just the water main utility would be conveyed to the City, as the wastewater utility would be

228 conveyed to Sarasota County. He stated that portions of the CDD's wastewater systems were
229 under the jurisdiction of the City and Sarasota County. Zoning was discussed. Mr. Hays stated
230 that the entire CDD was annexed into the City around 2006 but, despite annexation, when the
231 County created an Improvement District, certain areas of the CDD's wastewater systems were
232 now under the County's jurisdiction.

233

234 **On MOTION by Mr. Watson and seconded by Mr. Sweater, with all in favor, the**
235 **Utility Turnover Documents for Unit II, Phase 7, Items 6A through 6 D, as**
236 **presented, were ratified.**

237

238

239 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2020**

240

241

242 Ms. Cerbone presented the Unaudited Financial Statements as of November 30, 2020.

243

244 **On MOTION by Mr. Hays and seconded by Mr. Peshkin with all in favor, the**
245 **Unaudited Financial Statements as of November 30, 2020, were accepted.**

246

247

248 **EIGHTH ORDER OF BUSINESS**

Approval of Minutes

249

250 **A. December 2, 2020 Regular Meeting**

251 **B. December 16, 2020 Regular Meeting**

252 Ms. Cerbone presented the Meeting Minutes listed above.

253

254 **On MOTION by Mr. Sweater and seconded by Mr. Hays, with Mr. Sweater,**
255 **Hays, Mr. Peshkin and Mr. Watson in favor and Mr. LaBoe dissenting, the**
256 **December 2, 2020 Regular Meeting and the December 16, 2020 Regular**
257 **Meeting Minutes, as presented, were approved. [Motion passed 4-1]**

258

259

260 Mr. Sweater asked Mr. LaBoe for his reason for objecting to approval of the meeting
261 minutes. Mr. LaBoe stated it was because his request to incorporate his edits verbatim in the
262 prior meeting was voted down and not on record.

263

264 **NINTH ORDER OF BUSINESS** **Staff Reports**

265

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

267 There being no report, the next item followed.

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

269 There being no report, the next item followed.

270 **C. District Manager: *Wrathell, Hunt and Associates, LLC***271 **I. Update from HOA Regarding Clubhouse Availability**

272 Ms. Cerbone stated that, as part of the Board's directive for monthly updates, the
273 Property Management's response was that The Clubhouse is not accepting reservations at this
274 time. The Clubhouse had not made changes to its guidelines and did not know when
275 restrictions would be lifted.

276 Mr. Sweater stated he heard The Clubhouse was basing its decisions on the Center for
277 Disease Control (CDC) guidelines and, once the CDC approves gatherings, The Clubhouse would
278 follow suit.

279 **II. Discussion: Potential Meeting Location – Elks Club, 1021 Discovery Way,
280 Nokomis, Florida 34275**

281 Ms. Cerbone stated that, after touring the Elks Lodge facilities and waiting on pricing,
282 the Comfort Suites asked her to finalize the agreement and payment in order to hold the
283 meeting rooms for the remainder of Fiscal Year 2021. As she was unable to comply, the
284 February and May meeting dates were no longer available to the District. She compared the
285 rates and criteria of the Elks Lodge and Comfort Suites and discussed additional advertising
286 costs if the Board does not select one meeting location for the year. The added expenses may
287 require a budget amendment for Fiscal Year 2021 and adding a new line item to the Fiscal Year
288 2022 budget.

289 Mr. Hays suggested reserving the Comfort Suites for the remainder of Fiscal Year 2021,
290 as meetings extend past an hour, and then reconsider the meeting location matter for next
291 year. Mr. LaBoe expressed his opinion that it is more appropriate to hold meetings at the Elks
292 Lodge and continue with monthly updates from the HOA, in order to accommodate 40
293 residents. He believed more residents would be attending future meetings, due to its proximity
294 to the District. Ms. Cerbone discussed her plans, if a meeting room exceeded capacity, and

295 stated that residents have the option of attending meetings via telephone. She noted that, in
296 light of COVID-19, this was not her only District having difficulty scheduling a facility to
297 accommodate large gatherings. Discussion ensued about the legality of turning residents away.
298 Mr. Vericker stated that, just because it is a public meeting, it does not mean space limitations
299 do not apply. He noted that he attended City and County public meetings that allowed virtual
300 participation once the meeting location reached fire code or CDC capacity limitations.

301 Mr. Hays discussed his position on the suggestion to hold the next meeting at the Elks
302 Lodge before finalizing the meeting location for the remainder of Fiscal Year 2021. Supervisors
303 Peshkin and Watson supported Mr. Hays' position, as they expected several members of the
304 public would attend and some may need to attend via telephone; however, they did not expect
305 that much participation throughout the remainder of the year. Supervisors LaBoe and Sweater
306 favored holding the meetings at the Elks Lodge for the remainder of Fiscal Year 2021, until The
307 Clubhouse is available.

308

309 **On MOTION by Mr. LaBoe and seconded by Mr. Sweater, with Mr. LaBoe and**
310 **Mr. Sweater in favor and Mr. Watson, Mr. Hays and Mr. Peshkin dissenting,**
311 **holding the remaining Fiscal Year 2021 meetings at the Elks Club, on the fourth**
312 **Wednesday of each month, was not approved. [Motion failed 2-3]**

313

314

315 Ms. Cerbone distributed a new Fiscal Year 2021 Meeting Schedule and noted that there
316 would be no meeting in May, due to the holiday and close schedule of the next meeting. Mr.
317 LaBoe and Mr. Hays voiced differing opinions about the meeting location for the remainder of
318 Fiscal Year 2021.

319 The Board agreed to hear public comments.

320 Resident Erika Lewis asked Ms. Cerbone to address her earlier comment about
321 additional costs and asked what happens when The Clubhouse opens, since the CDD would
322 have already paid the Comfort Suites. In her opinion, most residents would attend meetings if
323 they were conducted locally. Ms. Cerbone explained the additional advertising costs incurred
324 when there is more than one meeting schedule and costs when meetings exceed the one hour
325 allotted time. She confirmed that the CDD would lose its payments to the Comfort Suites if the
326 Board chooses to change locations. Ms. Cerbone polled the Board regarding continuing public

327 comments on this matter. Two wanted to continue with public comments and three wanted to
328 wait until the next Public Comments section.

329

330 **On MOTION by Mr. Peshkin and seconded by Mr. Hays, with Mr. Peshkin, Mr.**
331 **Hays and Mr. Watson in favor and Mr. LaBoe and Mr. Sweater dissenting,**
332 **holding only the February 24, 2021 meeting at the Elks Club and booking the**
333 **Comfort Suites for the remainder of the new Fiscal Year 2021 Meeting**
334 **Schedule, was approved. [Motion passed 3-2]**

335

336

337 **III. Discussion: Discussion: Consideration of Resolution 2021-05, Adopting Policies**
338 **Regarding the Conduct of Meetings of the Board and Providing for an Effective**
339 **Date**

340 Ms. Cerbone presented Resolution 2021-05. Mr. Sweater recommended excluding the
341 time limit on meetings, noted in Item (g) of the Resolution. Mr. LaBoe agreed with Mr. Sweater.
342 In response to a request for clarification, Ms. Cerbone explained that, in the verbiage under
343 Item (i), the first sentence “should be provided”, was not absolute. She referred to other
344 language in the paragraph. Mr. LaBoe also wanted Item (i) excluded from the Policy.

345 While presenting a motion, Ms. Cerbone called point of order twice, due to cross talk.
346 Mr. Hays appreciated the way the meeting policies were drafted, as it would help conduct
347 productive meetings. Since Mr. Sweater had no issue with Item (i), Mr. LaBoe and Mr. Sweater
348 amended the original motion to withdraw Item (i).

349

350 **On MOTION by Mr. LaBoe and seconded by Mr. Sweater, with Mr. LaBoe and**
351 **Mr. Sweater in favor and Mr. Watson, Mr. Hays and Mr. Peshkin dissenting,**
352 **Resolution 2021-05, as amended to exclude Item (g), Adopting Policies**
353 **Regarding the Conduct of Meetings of the Board and Providing for an Effective**
354 **Date, was not approved. [Motion failed 2-3]**

355

356

357 **On MOTION by Mr. Hays and seconded by Mr. Peshkin, with Mr. Hays, Mr.**
358 **Peshkin and Mr. Watson in favor and Mr. LaBoe and Mr. Sweater dissenting,**
359 **Resolution 2021-05, Adopting Policies Regarding the Conduct of Meetings of**
360 **the Board and Providing for an Effective Date, was approved. [Motion passed**
361 **3-2]**

362

363

364

IV. NEXT MEETING DATE: February 23, 2021 at 10:00 A.M.

365

• QUORUM CHECK

366

367

368

369

The next meeting would be held February 24, 2021 at 10:00 a.m., instead of February 23, 2021. The meeting would be held at the Elks Club, 1021 Discovery Way, Nokomis, Florida 34275.

370

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

371

372

• Supervisor LaBoe:

373

A. Mailbox Roof Structure Project

374

- **Concrete Dust, Concrete and/or Stucco Material and Paint Adhered to the Surface of the Newly Resurfaced Tennis Court**

375

376

- **Construction Contracts Contract**

377

- **Scope of Work**

378

- **Subsequent Cleanup of Work Site**

379

380

381

382

383

384

385

Mr. LaBoe expressed his opinion that the contractor engaged to pressure wash the tennis court, in response to a request made at the prior meeting, caused further damages to the court. He referred to Agenda Items 4A and 4K and payment of Requisitions #227 and #237, which caused the damage resulting from the mailbox roof project and asked how the Board would handle going after the contractors and having this issue remedied. Mr. Hays stated they are working on ways to get the issued corrected. Mr. LaBoe asked for further details, which he believed Mr. Hays should expand upon.

386

387

388

389

Ms. Cerbone called a point of order, as facilitator of the meeting, and asked Mr. Vericker for direction when Board Members cannot reach a point where both are satisfied with each other's responses. Mr. Vericker advised that, when parties are at an impasse, she, as the person chairing the meeting, has discretion to move on to the next agenda item.

390

391

392

393

In response to Mr. Hays stating he was working on resolving the issues and Mr. LaBoe's request for a timeframe, Mr. Hays stated there were a lot of moving pieces to this project. As cross talk started again, a Board Member asked if Resolution 2021-05 was in effect now and if these types of questions should be submitted to the District Manager in advance. Mr. Hays

394 explained again that the Board Chair is designated to manage construction and various aspects
395 of the project and remaining Board Members were typically not involved in the minutia of
396 certain aspects of a project. He noted that all Board Members already agreed that these issues
397 need to be corrected. Mr. Sweater asked Mr. Hays to provide the Board with a plan of action.
398 This item would remain an agenda item for the next meeting.

399 **B. Payment Billed and Paid by D.R. Horton, Inc., Regarding FY2015 Debt Service**
400 **Assessments and FY2016 Debt Service Assessments**

401 Mr. LaBoe referred to a letter from D.R. Horton's Counsel, acting as their Settlement
402 Agent for the Toscana Isles property, to Mr. Szymonowicz, of Wrathell, Hunt and Associates,
403 LLC, the District's Management firm, requesting assessment information for Unit I Phase I. He
404 compared the debt assessment information from Mr. Szymonowicz against the Final
405 Supplemental Special Assessment Methodology Report and perceived that the District is owed
406 assessments for FY2015 and FY2016 for the various lot sizes. During Mr. LaBoe presenting a
407 motion, Mr. Hays asked for the Board to be provided these documents and given time to listen
408 to the audio and review the information before any determination is made.

409 Mr. Vericker discussed the Debt Service payment process, which basically pass through
410 the homeowners or the Landowners paying it to the District and the District paying it to the
411 Bond Trustee. The District would have received notification on May 1st or November 1st, if the
412 bond debt payment had not been paid because of a default. Further research needed to be
413 done. Mr. Watson mentioned that the debt service is comprised of interest and principal
414 payments and was a requirement of the Bond Indenture. Mr. Vericker noted the amortization
415 schedule. In response to other Board Members obtaining the documents, Mr. LaBoe stated his
416 analysis was based on the documents he received directly from Ms. Cerbone. Mr. LaBoe
417 discussed proceeding with his motion. Ms. Cerbone discussed aspects of the process in
418 obtaining certain information from others in her office that was provided to Mr. LaBoe, her
419 responses to Mr. LaBoe's emails, and that he obtained information from other outside sources.
420 Mr. LaBoe and Ms. Cerbone discussed open items that the other had not provided. She asked
421 that Mr. LaBoe's motion be document specific and include providing his analysis and any other
422 documents supporting his claim, as Management only provides documents that are available at
423 the time of the request and they do not create new documents. She presented verbiage to

424 include in Mr. LaBoe's motion, which he agreed was correct. Mr. LaBoe believed the
425 assessments for all 413 units needed to be reviewed for potential errors.

426 Ms. Cerbone called point or order to allow Mr. Watson to proceed with his comment.
427 Mr. Watson discussed off-roll assessments, which do not include lot numbers. Discussion
428 ensued regarding conduct and holding productive meetings, Management not having to charge
429 additional fees to provide additional services, etc. As Ms. Cerbone would provide documents to
430 Mr. LaBoe, in order to calculate the other remaining lots, he withdrew his motion. This item
431 would remain on the next agenda.

432 **C. Discussion of Unit 3 True-Up Mechanism re: Unit 3 - Number of Unit Reduction**
433 **and Type of Unit Built**

434 Mr. LaBoe asked if the District Engineer was working on the True-Up Mechanisms for
435 Unit III now that the request to reduce the number of residential units was approved. Mr.
436 Cerbone asked Mr. LaBoe to email his questions, in detail, and stated that Management and
437 District Counsel, not the District Manager, is involved in that process. Mr. LaBoe presented a
438 motion, which died due to a lack of a second. Discussion ensued regarding requests and if
439 information is sent to the District Manager to work on the True-Up process, once the plat is
440 recorded into the record and if certain criteria are triggered. Mr. Vericker explained the True-up
441 process. This item would be on the next agenda.

442

443 **ELEVENTH ORDER OF BUSINESS**

Public Comments

444

445 A resident posed several questions regarding the meeting location. The resident asked,
446 if decisions made in the meeting are reasonable, why additional arbor stone was added to the
447 sea wall. The resident stated that several cracks were identified in the construction of the boat
448 lift and seawall and requested detailed monthly budget reports. The resident asked why
449 reserves for Phase I were not yet established. The resident agreed to Staff's request to email his
450 questions to Management. Discussed ensued regarding meeting minutes.

451 Resident Erika Lewis asked Mr. Hays, Mr. Watson and Mr. Peshkin to explain their
452 reason for not conducting all meetings at the Elks Lodge, as it would allow residents to
453 participate in meetings. Mr. Hays noted they were not required to respond to questions during
454 the meeting but stated he hoped the next meeting at the Elks Lodge goes well. Mr. LaBoe asked

455 if they were waiting for the next meeting to see if that is a proper venue. Ms. Cerbone called a
456 point of order, due to cross talk and degrading comments.

457 Resident Jean Foley asked if Board meetings were always contentious and noted that
458 residents do not have time for long meetings. Ms. Cerbone stated the reason for the Resolution
459 that was just passed, was that it would help move the meetings forward. Ms. Cerbone called
460 point of order, due to repetitive questions.

461 A resident expressed his disappointment with the three Board Members appointed by
462 the Developer for not moving the meeting location closer. Mr. Sweater commended the Board
463 Members for allowing time for discussions, as there is a lot to learn before they transition from
464 a Developer to Resident Board.

465 Resident Steven Wood questioned statements in AM Engineering's letter and asked for
466 detailed information that he believed was missing from the Report that would be helpful.
467 Discussion ensued regarding providing inspection reports that differed from the email request,
468 due to the lack of faith in the Design Engineer. Names of Districts with the same projects were
469 requested to help bridge a perceived gap in trust since the District's website was streamlined,
470 due to recent litigation involving the Americans with Disability Act (ADA). Mr. LaBoe would
471 email a request to the District Engineer. Ms. Cerbone would upload the Geotechnical Reports
472 and send the link to the Board to access documents.

473

474 **TWELFTH ORDER OF BUSINESS**

Adjournment

475

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

477

478 **On MOTION by Mr. Watson and seconded by Mr. Sweater, with all in favor, the**
479 **meeting adjourned at 1:54 p.m.**

480

481

482

483

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

484
485
486
487
488
489
490
491

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10CI

Good morning Cindy.

The clubhouse at Toscana Isles is not accepting reservations at this time. There is no ETA on when reservations will begin being accepted. Please let me know if you have any other questions. Have a great day.

Shelly Williams, LCAM

Association Manager – Toscana Isles

2970 UNIVERSITY PARKWAY, SUITE 101

SARASOTA, FL 34243

215 Celebration Place, Suite 115, Celebration, FL 34747

p: (941) 263-3147

w: accessdifference.com

MANAGEMENT

REALTY

MAINTENANCE

LIFESTYLE



Confidentiality Notice -This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of this message.

From: Cindy Cerbone <cerbonec@whhassociates.com>

Sent: Thursday, February 11, 2021 7:18 AM

To: Shelly Williams <swilliams@accessdifference.com>

Cc: Daniel Rom <romd@whhassociates.com>

Subject: Toscana Isles CDD - recurring follow up as requested by the CDD board

Shelly,

Good morning!

Back in December I sent you an email to let you know that I would be contacting you on a monthly basis to get an update on:

- Whether or not the clubhouse is accepting reservations again
 - If so, what are the new (if any new) requirements
 - If no reservations are being accepted yet, is there an ETA for accepting reservations

Our email exchange will be part of the agenda package for the upcoming board meeting on Feb. 24th. Would you please provide an update on the Clubhouse by Monday, Feb, 15th?

Thank you,

Cindy

Cindy Cerbone

District Manager

E-Mail: cerbonec@whhassociates.com

Wrathell, Hunt and Associates, LLC

2300 Glades Road #410W

Boca Raton, FL 33431

Toll-free: (877)276-0889

Phone: (561)571-0010

Cell: (561)346-5294

Fax: (561)571-0013

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.



Wrathell, Hunt and Associates, LLC

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10C11

SERIES 2014 BONDS

Date of Funding

10/6/2014

Year 1

Debt Service Per LOM	Due Date	Principal	Interest	Total	
	5/1/2015	0.00	361,796.53	361,796.53	
	11/1/2015	90,000.00	317,675.00	407,675.00	
				<u>769,471.53</u>	<-----

Land Owners	Check #	Date	Amt Paid	
LALP Development, LLC	212	3/16/2015	100,668.15	
Lake Awesome Land Partners, LLC	634	3/16/2015	261,128.38	
LALP Development, LLC	Closing Stmt	9/11/2015	407,675.00	
Total Payments			<u>769,471.53</u>	<-----

Year 2

Debt Service Per LOM	Due Date	Principal	Interest	Total	
	5/1/2016	0.00	317,675.00	317,675.00	
	11/1/2016	140,000.00	312,500.00	452,500.00	
				<u>770,175.00</u>	<-----

PER LOT						
Homeowners	Debt Service	O&M	# Lots	Debt Service	O&M	Total
Owners of 50' Lots	1,520.28	113.62	94	142,906.32	10,680.28	153,586.60
Owners of 60' Lots	1,824.34	113.62	70	127,703.80	7,953.40	135,657.20
Total Homeowners			<u>164</u>	<u>270,610.12</u>	<u>18,633.68</u>	<u>289,243.80</u>

Land Owners	Check #	Date			
LALP Development, LLC	487	3/24/2016	14,838.58	681.74	15,520.32
Lake Awesome Land Partners, LLC	665	4/18/2016	484,726.85	54,993.95	539,720.80
Rounding			(0.55)	0.63	0.08
Total Land Owners			<u>499,564.88</u>	<u>55,676.32</u>	<u>555,241.20</u>

Total Payments Debt Service			<u>770,175.00</u>	<-----	770,175.00
Total Payments O&M				<u>74,310.00</u>	74,310.00
Grand Total			<u>770,175.00</u>	<u>74,310.00</u>	<u>844,485.00</u>

LALP DEVELOPMENT, LLC
7342 POINT OF ROCKS RD
SARASOTA, FL 34242

03-21/2011
100016619992625
212

Date 3-16-15 Shield

Pay to the order of Tosona Isles Community Development District \$ 100,668.15
One hundred thousand six hundred and sixty eight point one five dollars

SUNTRUST
ACH # 2015-002

MEMO # 2015-002

⑆063102152⑆1000166199926⑆011⑆

Ck # 212 03/26 \$100,668.15

LAKE AWESOME LAND PARTNERS LLC
7350 POINT OF ROCKS RD
SARASOTA, FL 34242

03-17/2011
1000100004
634

Date 3-16-15

Pay to the order of Tosona Isles Community Development District \$ 261,128.38
Two hundred and sixty one thousand one hundred and twenty eight point three eight dollars

SUNTRUST
ACH # 2015-3

MEMO # 2015-3

⑆063102152⑆1000142020584⑆0634

Ck # 634 03/26 \$261,128.38

LALP DEVELOPMENT, LLC
7350 POINT OF ROCKS RD.
SARASOTA, FL 34242

03-15/2011
100016619992625
487

Date 3-04-16

Pay to the order of Tosona Isles Community Development District \$ 15,520.32
Fifteen thousand five hundred and twenty point three two dollars

SUNTRUST
ACH # 2016-1

MEMO # 2016-1

⑆063102152⑆1000166199926⑆0487

Ck # 487 04/01 \$15,520.32

LAKE AWESOME LAND PARTNERS LLC
7350 POINT OF ROCKS RD.
SARASOTA, FL 34242

03-18/2011
1000100004
665

Date 4-18-16

Pay to the order of Tosona Isles Community Development District \$ 539,720.80
Five hundred and thirty nine thousand seven hundred and twenty point eight zero dollars

SUNTRUST
ACH # 2016-2

MEMO # 2016-2

⑆063102152⑆1000142020584⑆0665

Ck # 04/18 \$539,720.80

Seller's Closing Statement

Page 1

FILE NUMBER: CPWR-TOSCANA

NAME OF BUYER: D.R. HORTON, INC., a Delaware corporation
Address of Buyer: 10541 Six Mile Cypress Parkway, Suite 100, Fort Myers, Florida 33966

NAME OF SELLER: LALP DEVELOPMENT, LLC, a Florida limited liability company
Address of Seller: 7350 Point of Rocks Road, Sarasota, Florida 34242

PROPERTY LOCATION: Toscana Isles, Unit 1, Nokomis, Florida 34275

SETTLEMENT AGENT: Williams Parker Harrison Dietz & Getzen
Place of Settlement: 200 South Orange Avenue, Sarasota, Florida 34236

SETTLEMENT DATE: 9/11/15 **DISBURSEMENT DATE:** 9/11/15

CHARGES:

Amount:

Principal & Interest CDD (Toscana Isles Community Development District)

\$407,675.00

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

LALP DEVELOPMENT, LLC
a Florida limited liability company

By: VANGUARD REALTORS, LLC
a Florida limited liability company

By: 
JOHN R. PESHKIN
Manager

(Corporate Seal)

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10CIII

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

February 16, 2021

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

Attention: Brian Watson
bwatson@vanguardland.com

Re: True-Up Payment for Toscana Isles Community Development District, Series 2018 Bonds

Dear Mr. Watson:

Please be advised that based on the recent platting of 63 50' SF units instead of 204 MF Terrace units within Unit 3 of Phase 3, as well as a one (1) unit decrease in the number of 74' SF units, a one (1) unit decrease in the number of 60' SF units, a two (2) unit increase in the number of 50' SF units, and a three (3) unit increase in the number of 40' SF units, all within Unit 2 of Phase 3, all subject to the Special Assessment Revenue Bonds, Series 2018 (the "2018 Bonds") issued by the Toscana Isles Community Development District (the "District"), in accordance with the True-Up Agreement between the District and LALP Development, LLC (the "Developer"), the Developer is responsible for a true-up payment in the amount of **\$1,045,119.11 in principal (the "True-Up Payment") and \$27,855.39 in interest accrued to May 1, 2021 (the "Accrued Interest Payment"), if payment is delivered to the District's office at the address below by no later than March 15, 2021.**

The True-Up Payment and the Accrued Interest Payment should be made by two (2) separate checks made payable to the **Toscana Isles Community Development District** and mailed to:

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

Please note that failure to pay both the True-Up Payment and the Accrued Interest Payment when due may cause the institution of foreclosure proceedings, which may result in loss of title to property, and/or subject owner to additional interest and costs of collection and enforcement.

Please note that as the land subject to the True-Up Payment and the Accrued Interest Payment were already invoiced for payment of Fiscal Year 2021 Off-Roll Series 2018 Debt Service Special

Assessments, attached to this letter please find a revised invoice reflecting the anticipated payment of the True-Up Payment and the Accrued Interest Payment and corresponding prepayment by the District of the 2018 Bonds.

Please do not hesitate to contact me with any other questions or requests.

Sincerely,

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT



Michal Szymonowicz
Assessment Roll Coordinator

REVISED
ASSESSMENT BILL

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

Fiscal Year 2021
Non-Ad Valorem Special Assessments

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

Date	Invoice #
02/16/2021	2021DS-1Rev2

Description	Late After	Amount
FY 2021 Series 2018 DS special assessment	03/31/2021	\$223,130.41
FY 2021 Series 2018 DS special assessment	09/30/2021	\$354,890.37
Total		\$578,020.78

Please note that the amounts shown above reflect payment of \$1,045,119.11 in principal (the “True-Up Payment”) and \$27,855.39 in interest accrued to May 1, 2021 (the “Accrued Interest Payment”), if payment is delivered to the District’s office at the address below by no later than March 15, 2021. If the True-Up Payment and the Accrued Interest Payment are not made or not made by March 15, 2021, the amounts above may be adjusted.

Failure to pay the assessments when due may cause the institution of foreclosure proceedings, which may result in loss of title to property, and/or subject owner to additional interest and costs of collection and enforcement. For more detail on the units subject to the assessments, please see attached.

Please remit payments to:

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10 CIV

**LANDOWNER PROXY
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 18, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints John R. Peshkin, or in his absence, Alexander H. Hays, or in both of their absence, Brian F. Watson ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Toscana Isles Community Development District to be held at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238, on November 18, 2020, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

LALP Development, LLC
Printed Name of Legal Owner


Signature of Legal Owner

10-15-20
Date

**John R. Peshkin, as Manager of
Vanguard Realtors, LLC, a Florida limited liability company, the Manager**

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
See Attachment A to Landowner Proxy	310.02	311

NOTES: Pursuant to section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

ATTACHMENT A TO LANDOWNER PROXY

PID	Owner Name	Square Feet Per PAO	43,560 Acreage
1 0366101000 LALPD	LALP Development, LLC	368,402	8.46
2 0366102000 LALPD	LALP Development, LLC	119,729	2.75
3 0366111000 LALPD	LALP Development, LLC	86,773	1.99
4 0366121000 LALPD	LALP Development, LLC	372,702	8.56
5 0366130003 LALPD	LALP Development, LLC	154,570	3.55
6 0366130006 LALPD	LALP Development, LLC	472,762	10.85
7 0366141000 LALPD	LALP Development, LLC	55,933	1.28
8 0366142000 LALPD	LALP Development, LLC	82,350	1.89
9 0366151000 LALPD	LALP Development, LLC	170,158	3.91
10 0375010108 LALPD	LALP Development, LLC	11,007	0.25
11 0375010109 LALPD	LALP Development, LLC	11,007	0.25
12 0375031000 LALPD	LALP Development, LLC	157,472	3.62
13 0375040001 LALPD	LALP Development, LLC	3,753,222	86.16
14 0375050009 LALPD	LALP Development, LLC	16,503	0.38
15 0375080001 LALPD	LALP Development, LLC		173.82
16 0375120005 LALPD	LALP Development, LLC	100,100	2.30
Total Acreage			<u><u>310.02</u></u>



This new parcel will be opened for the current tax roll

Property Record Information for 0366101000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 SOLIERA ST NOKOMIS , FL, 34275

Land Area: 368,402 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 504, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⁱ
x 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/16/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	IN	AE	125154	10	IN
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll

Property Record Information for 0366102000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242
Situs Address:
 0 TERAMO WAY NOKOMIS , FL, 34275

Land Area: 119,729 Sq.Ft.

Municipality: City of Venice
Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5
Property Use: 0000 - Residential vacant site
Status: OPEN - CURRENT ROLL PENDING
Sec/Twp/Rge: 22-38S-19E
Census: 121150027133
Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 505, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/16/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



Property Record Information for 0366111000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 TERAMO WAY NOKOMIS , FL, 34275

Land Area: 86,773 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 9900 - Acreage Not Ag

Status: OPEN

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 506, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 140-157, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⓘ
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/16/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	IN	AE	125154	10	IN
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 882-7412
 For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll

Property Record Information for 0366121000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242
Situs Address:
 0 TERAMO WAY NOKOMIS , FL, 34275

Land Area: 372,702 Sq.Ft.

Municipality: City of Venice
Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5
Property Use: 0000 - Residential vacant site
Status: OPEN - CURRENT ROLL PENDING
Sec/Twp/Rge: 22-38S-19E
Census: 121150027133
Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 507, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	IN	AE	125154	10	IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0366130003

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242

Situs Address:

0 KNIGHTS TRAIL RD NOKOMIS, FL, 34275-

Land Area: 154,570 Sq.Ft.

Municipality: City of Venice

Subdivision: 3121 - TOSCANA ISLES

Property Use: 9900 - Acreage Not Ag

Status: OPEN

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 16, LESS PORTION DESC IN ORI 2016158814, SUBJ TO 20502 SF UTILITY ESMT TO PEACE RIVER/ MANASOTA REGIONAL WATER SUPPLY AUTHORITY AS DESC IN ORI 201006628, SUBJ TO 4100 C-SF UTILITY ESMT TO COUNTY AS DESC IN ORI 2020049713, TOSCANA ISLES CONTAINING 2.5 C-AC M/L UPLAND, 1.0 C-AC M/L SUBM

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

* Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2020	\$176,000	\$0	\$0	\$176,000	\$176,000	\$0	\$176,000	\$0
2019	\$1,064,000	\$0	\$0	\$1,064,000	\$1,064,000	\$0	\$1,064,000	\$0
2018	\$1,064,000	\$0	\$0	\$1,064,000	\$847,000	\$0	\$847,000	\$217,000
* 2017	\$777,000	\$0	\$0	\$777,000	\$770,000	\$0	\$770,000	\$7,000
2016	\$700,000	\$0	\$0	\$700,000	\$700,000	\$0	\$700,000	\$0
2015	\$427,600	\$0	\$0	\$427,600	\$2,600	\$0	\$2,600	\$425,000
2014	\$84,500	\$0	\$0	\$84,500	\$300	\$0	\$300	\$84,200
2013	\$79,200	\$0	\$0	\$79,200	\$300	\$0	\$300	\$78,900

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/28/2018	\$2,750,000	2018168215	05	CARIBBEAN BAY MORTGAGE LENDER LLC	WD
11/13/2012	\$0	2012148729	11		OT

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
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Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0366130006

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 KNIGHTS TRAIL RD NOKOMIS, FL, 34275-

Land Area: 472,762 Sq.Ft.

Municipality: City of Venice

Subdivision: 3121 - TOSCANA ISLES

Property Use: 9900 - Acreage Not Ag

Status: OPEN

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: PART OF TRACTS 15 & 16, TOSCANA ISLES BEING DESC AS BEG AT SW COR OF TRACT 17 TH S 89-46-30 E 350.03 FT TO SE COR OF TRACT 17 TH N 00-29-42 W 130.01 FT TO N LINE OF TRACT 16 TH S 89-45-30 E 604.39 FT TO NE COR OF TRACT 16 TH S 00-13-30 W 754.33 FT TH N 87-44-52 W 574.71 FT TH N 00-13-30 E 494 FT TH N 89-46-31 W 377.05 FT TO E R/W OF KNIGHTS TRAIL RD TH N 00-29-42 W 110.01 FT TO POB, SUBJ TO 106932 C-SF UTILITY ESMT TO CITY OF VENICE AS DESC IN ORI 2020049713 & 2020104247, CONTAINING 10.1 C-AC M/L UPLAND, 0.6 C-AC M/L SUBM

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2020	\$2,004,300	\$0	\$0	\$2,004,300	\$2,004,300	\$0	\$2,004,300	\$0
2019	\$1,406,000	\$0	\$0	\$1,406,000	\$1,242,428	\$0	\$1,242,428	\$163,572
2018	\$1,406,000	\$0	\$0	\$1,406,000	\$1,129,480	\$0	\$1,129,480	\$276,520
2017	\$1,026,800	\$0	\$0	\$1,026,800	\$1,026,800	\$0	\$1,026,800	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/18/2020	\$0	2020032239	11	LALP OPTION 3 LLC	OT
8/8/2019	\$28,500	2019119887	30	LALP OPTION 1 LLC	WD
12/22/2016	\$4,500,000	2016158814	05	CARIBBEAN BAY MORTGAGE LENDER LLC	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/16/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
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This new parcel will be opened for the current tax roll.

Property Record Information for 0366141000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 VILLORESI BLVD NOKOMIS , FL, 34275

Land Area: 55,933 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 502, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

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<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	IN	AE	125154	10	IN
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll.

Property Record Information for 0366142000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 VILLORESI BLVD NOKOMIS , FL, 34275

Land Area: 82,350 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 503, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

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<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	IN	AE	125154	10	IN

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For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll.

Property Record Information for 0366151000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 VILLORESI BLVD NOKOMIS , FL, 34275

Land Area: 170,158 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 501, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

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<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	IN	AE	125154	10	IN
0244F	OUT	OUT	X	125154		IN

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** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll.

Property Record Information for 0366151000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 VILLORESI BLVD NOKOMIS , FL, 34275

Land Area: 170,158 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 501, FUTURE DEVELOPMENT, TOSCANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	IN	AE	125154	10	IN
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0375010108

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242-2641

Situs Address:

0 MARAVIYA BLVD NOKOMIS, FL, 34275-

Land Area: 11,007 Sq.Ft.

Municipality: City of Venice

Subdivision: 3236 - TOSCANA ISLES UNITS 1 & 2 PHASE 2

Property Use: 0700 - Misc. Res - no living unit

Status: OPEN

Sec/Twp/Rge: 27-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 206, TOSCANA ISLES UNITS 1 & 2 PHASE 2, PB 50 PG 48

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2020	\$49,700	\$0	\$0	\$49,700	\$49,700	\$0	\$49,700	\$0
2019	\$58,500	\$0	\$0	\$58,500	\$58,500	\$0	\$58,500	\$0
2018	\$82,500	\$0	\$0	\$82,500	\$82,500	\$0	\$82,500	\$0
X 2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/16/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X	125154		OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 882-7412
 For general questions regarding the flood map, call (941) 861-5000.



Property Record Information for 0375010109

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242-2641

Situs Address:

0 MARAVIYA BLVD NOKOMIS, FL, 34275-

Land Area: 11,007 Sq.Ft.

Municipality: City of Venice

Subdivision: 3236 - TOSCANA ISLES UNITS 1 & 2 PHASE 2

Property Use: 0700 - Misc. Res - no living unit

Status: OPEN

Sec/Twp/Rge: 27-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 207, TOSCANA ISLES UNITS 1 & 2 PHASE 2, PB 50 PG 48

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2020	\$49,700	\$0	\$0	\$49,700	\$49,700	\$0	\$49,700	\$0
2019	\$58,500	\$0	\$0	\$58,500	\$58,500	\$0	\$58,500	\$0
2018	\$82,500	\$0	\$0	\$82,500	\$82,500	\$0	\$82,500	\$0
X 2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X	125154		OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 882-7412
 For general questions regarding the flood map, call (941) 861-5000.



This new parcel will be opened for the current tax roll.

Property Record Information for 0375031000

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA , FL, 34242

Situs Address:

0 MARAVIYA BLVD NOKOMIS , FL, 34275

Land Area: 157,472 Sq.Ft.

Municipality: City of Venice

Subdivision: 3352 - TOSCANA ISLES UNIT 2 PHASE 5

Property Use: 0000 - Residential vacant site

Status: OPEN - CURRENT ROLL PENDING

Sec/Twp/Rge: 27-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 508, FUTURE DEVELOPMENT, TOSANA ISLES UNIT 2 PHASE 5, PB 54 PG 140-157

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X500	125154		IN
0244F	OUT	IN	AE	125154	10	IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0375040001

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242

Situs Address:

0 KNIGHTS TRAIL RD NOKOMIS, FL, 34275-

Land Area: 3,753,222 Sq.Ft.

Municipality: City of Venice

Subdivision: 3121 - TOSCANA ISLES

Property Use: 6200 - AG- Grazing Land Soil Capability Class

Status: OPEN

Sec/Twp/Rge: 22-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 15, LESS PART DESC IN ORI 2016158814, SUBJ TO 139542 C-SF UTILITY ESMT TO PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY AS DESC IN ORI 201006628, TOSCANA ISLES, SUBJ TO 122995 SF CONSERVATION ESMT TO SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS DESC IN ORI 2019092260, SUBJ TO 12563 C-SF UTILITY ESMT TO COUNTY DESC IN ORI 2020049713, CONTAINING 20 C-AC M/L UPLAND 69.6 C-AC M/L SUBM

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

* Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ¹
2020	\$1,933,200	\$0	\$0	\$1,933,200	\$225,200	\$0	\$225,200	\$1,708,000
2019	\$2,072,000	\$0	\$0	\$2,072,000	\$2,072,000	\$0	\$2,072,000	\$0
2018	\$2,072,000	\$0	\$0	\$2,072,000	\$383,741	\$0	\$383,741	\$1,688,259
* 2017	\$1,026,800	\$0	\$0	\$1,026,800	\$348,855	\$0	\$348,855	\$677,945
2016	\$409,400	\$0	\$0	\$409,400	\$317,141	\$0	\$317,141	\$92,259
2015	\$327,500	\$0	\$0	\$327,500	\$288,310	\$0	\$288,310	\$39,190
2014	\$262,100	\$0	\$0	\$262,100	\$262,100	\$0	\$262,100	\$0
2013	\$733,300	\$0	\$0	\$733,300	\$245,500	\$0	\$245,500	\$487,800

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/28/2018	\$2,750,000	2018168215	05	CARIBBEAN BAY MORTGAGE LENDER LLC	WD
11/13/2012	\$0	2012148729	11		OT

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.



Property Record Information for 0375050009

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242-2641

Situs Address:

0 TOSCAVILLA BLVD NOKOMIS, FL, 34275-

Land Area: 16,503 Sq.Ft.

Municipality: City of Venice

Subdivision: 3258 - TOSCANA ISLES UNITS 1 & 2 PHASE 4

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 27-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT 402, TOSCANA ISLES UNITS 1 & 2 PH 4, PB 51 PG 103-112

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2020	\$153,000	\$0	\$0	\$153,000	\$153,000	\$0	\$153,000	\$0
2019	\$157,600	\$0	\$0	\$157,600	\$157,600	\$0	\$157,600	\$0
2018	\$149,900	\$0	\$0	\$149,900	\$149,900	\$0	\$149,900	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

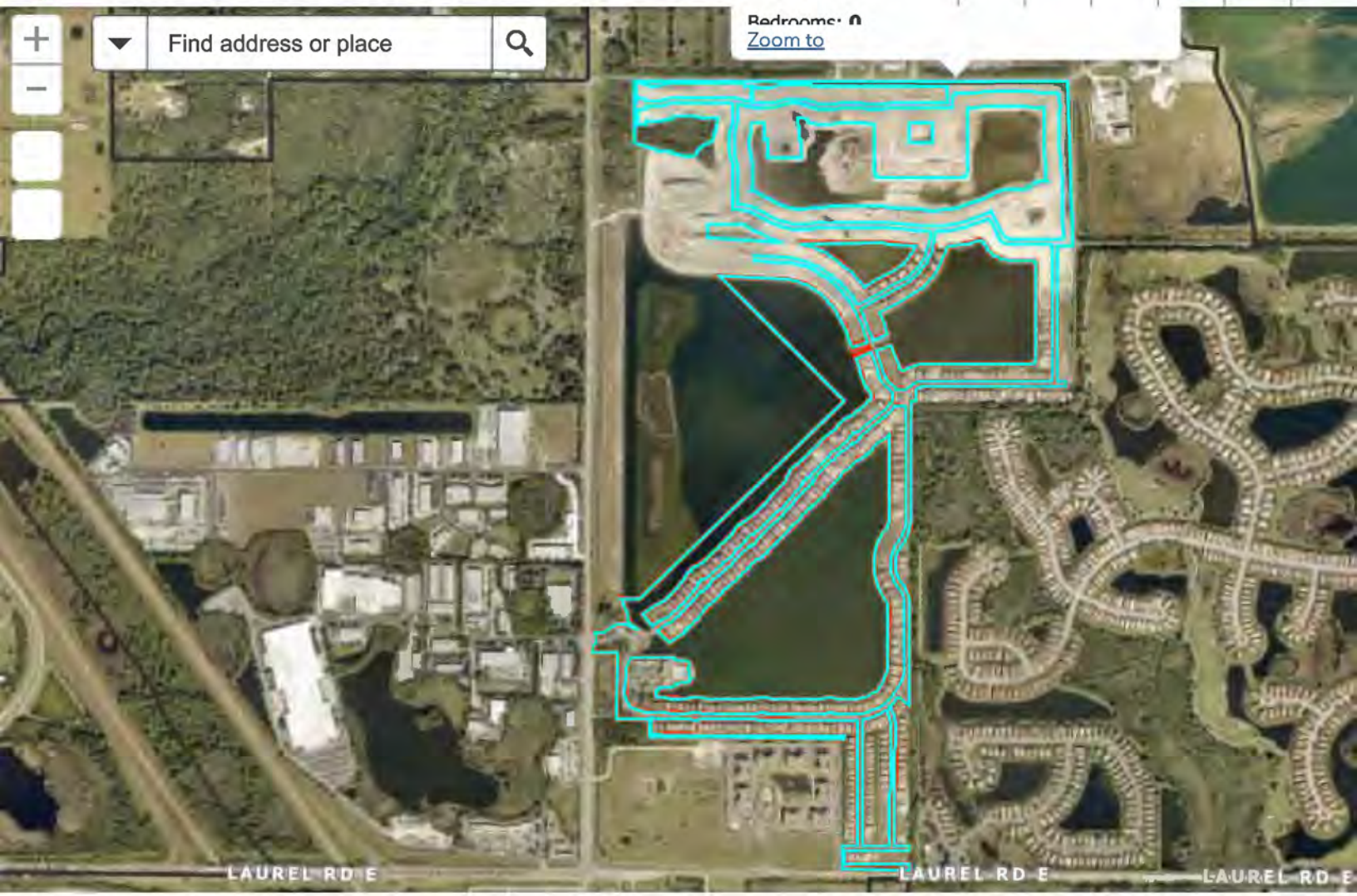
<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X	125154		OUT

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 ** For more information on flood and flood related issues specific to this property, call (941) 882-7412
 For general questions regarding the flood map, call (941) 861-5000.



Find address or place

Bedrooms: 0
[Zoom to](#)



LAUREL RD E

LAUREL RD E

LAUREL RD E



0.3mi

Parcels (current)

Options Filter by map extent Zoom to Clear selection Refresh

ACCOUNT	ID	STATU	NAME1	NAME_ADD4	CITY	STATE	ZIP	SALE_AMT	MeasuredAcres
0375080001	0375080001	2	LALP DEVELOPMENT LLC	7350 POINT OF ROCKS RD	SARASOTA	FL	34242-2641	0.00	173.82



Property Record Information for 0375120005

Ownership:

LALP DEVELOPMENT LLC
 7350 POINT OF ROCKS RD, SARASOTA, FL, 34242-2641

Situs Address:

0 TOSCAVILLA BLVD NOKOMIS, FL, 34275-

Land Area: 100,110 Sq.Ft.

Municipality: City of Venice

Subdivision: 3184 - TOSCANA ISLES UNIT 1

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 27-38S-19E

Census: 121150027133

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: FUTURE DEVELOPMENT TRACTS 101 & 114, TOSCANA ISLES UNIT 1, PB 49 PG 32

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

* Indicates the parcel was the subject of a split or combine for tax year. X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ¹
2020	\$270,000	\$0	\$0	\$270,000	\$39,195	\$0	\$39,195	\$230,805
2019	\$392,000	\$0	\$0	\$392,000	\$35,632	\$0	\$35,632	\$356,368
* 2018	\$392,000	\$0	\$0	\$392,000	\$32,393	\$0	\$32,393	\$359,607
2017	\$79,100	\$0	\$0	\$79,100	\$78,430	\$0	\$78,430	\$670
2016	\$71,300	\$0	\$0	\$71,300	\$71,300	\$0	\$71,300	\$0
X 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

There are no sales or transfers associated with this parcel

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2021

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/15/2021)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0244F	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 882-7412
 For general questions regarding the flood map, call (941) 861-5000.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10CV

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION(S)

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

¹*Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2020	Regular Meeting	10:00 AM
October 21, 2020	Regular Meeting	10:00 AM
CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8518503		
November 4, 2020 CANCELED	Regular Meeting	10:00 AM
November 18, 2020	Landowners' Meeting	10:00 AM
November 18, 2020	Regular Meeting	<i>immediately following Landowners' Meeting</i>
December 2, 2020	Regular Meeting	10:00 AM
December 16, 2020¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
January 6, 2021 CANCELED	Regular Meeting	10:00 AM
January 27, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
February 24, 2021	Regular Meeting	10:00 AM
<i>Elks Lodge, 1021 Discovery Way, Nokomis, Florida 34275</i>		
March 31, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
April 28, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		

June 16, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
July 7, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
August 9, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
September 21, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		