

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

July 14, 2021

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
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

July 7, 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 Multiple Public Hearings and a Regular Meeting on July 14, 2021, at 10:00 a.m., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida, 34233.

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

CONSENT AGENDA ITEMS [5 minutes]

4. Discussion: Requisition(s)
 - A. No. 299, Guy's Hauling & Dumpster Service, Inc. [\$736.11]
 - B. No. 300, Pennuto Underground Cable and Conduit, Inc. [\$3,163.00]
 - C. No. 301, Prestige Sod Service, Inc., [\$4,256.00]
 - D. No. 302, AM Engineering, LLC [\$8,742.39]
 - E. No. 303, Juniper Landscaping of Florida, LLC [\$1,600.00]
 - F. No. 304, Hancock Environmental Seeding, Inc. [\$8,550.00]
 - G. No. 305, Artistic Structures, Inc. [\$8,500.00]
 - H. No. 306, Universal Engineering Sciences, LLC [\$6,800.00]
 - I. No. 307, Ennistymon Equities LLC, d/b/a Florida Fence [\$922.00]
 - J. No. 308, Karins Engineering Group, Inc. [\$900.00]
 - K. No. 309, Lomski Engineering & Testing, Inc. [\$6,002.40]
 - L. No. 310, Sarasota Land Services, Inc. [\$121,350.15]
 - M. No. 311, Sarasota Land Services, Inc. [\$13,598.46]

ATTENDEES:

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

NOTE: MEETING LOCATION

- N. No. 312, Nostalgic Lampposts & Mailboxes PLUS, Inc. [\$18,290.00]
 - O. No. 313, AM Engineering, LLC [\$9,045.90]
 - P. No. 314, Boone, Boone & Boone, P.A. [\$1,232.75]
 - Q. No. 315, Care Electric, Inc. [\$4,995.00]
 - R. No. 316, Guy's Hauling & Dumpster Service, Inc. [\$290.00]
 - S. No. 317, Juniper Landscaping of Florida, LLC [\$3,405.00]
 - T. No. 318, Martin P. Black [\$4,000.00]
 - U. No. 319, Nostalgic Lampposts & Mailboxes PLUS, Inc. [\$2,236.50]
 - V. No. 320, Rusty Plumbing Company, Inc. [\$4,526.00]
 - W. No. 321, Sarasota Land Services, Inc. [\$197,358.08]
 - X. No. 322, Sarasota Land Services, Inc. [\$84,884.91]
 - Y. No. 323, Smith-Manus Agency, Inc. [\$926.00]
 - Z. No. 324, LALP Development, LLC [\$87.73]
5. Ratification of Agreement(s), Contract(s)/Change, Order(s)/Purchase Order(s)/Proposal(s)
- A. Precision Gate & Security, Inc., Estimate Number 0001161, Fencing, Walk Gate, Gate Access Items and Installation [\$6,950.00]
 - B. Nostalgic Lampposts & Mailboxes PLUS, Inc., Estimate #1823, Install Reflectors on Guardrail [\$780.00]
 - C. Juniper Landscaping of Florida, LLC, Proposal No: 114337.1, Knock Down and Spray Weeds in Buffer Area Along Knights Trail to Prep Landscaping Beds [\$2,615.00]
6. Acceptance of Unaudited Financial Statements as of May 31, 2021
7. Approval of June 16, 2021 Regular Meeting Minutes

BUSINESS ITEMS

8. Consideration of Resolution 2021-08, Amending Resolution No. 2021-07, Which Approved the Proposed Budget and Non-Ad Valorem Special Assessments for Fiscal Year 2021/2022; Re-Setting the Public Hearing Date for Public Comment on the Fiscal Year 2021/2022 Final Budget Adoption; and Providing an Effective Date [**1 minute**]

9. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget **[15 minutes]**
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

10. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2021-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date **[4 minutes]**

11. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by McDirmit Davis **[10 minutes]**

12. Consideration of Resolution 2021-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

13. STAFF REPORTS **[5 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Update from HOA Regarding Clubhouse Availability
 - II. NEXT MEETING DATE: August 9, 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

14. Board Members' Comments/Requests **[5 minutes]**
15. Public Comments **[5 minutes]**
16. 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, STAFF AND MEMBERS OF THE
PUBLIC TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4A

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

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018
2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 299

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: 299
- (B) Name of Payee: Guy's Hauling & Dumpster Service, Inc.
- (C) Amount Payable: **\$736.11**
- (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):

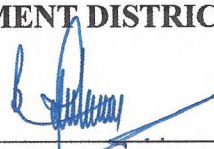
Invoice #7570 2021 0420 Portable Toilet for Construction	\$ 95.00
Invoice #80984 2021 0503 Dumpster for Construction	\$546.11
Invoice #395 2021 0518 Portable Toilet for Construction	\$ 95.00

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

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

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

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Brian F. Watson as Vice-Chair
Date: 5-19-21

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 hereof.

AM ENGINEERING, LLC
By: 

As District Engineer and
Consulting Engineer to the District
Date: 05/24/2021



Jenni Jon's



941-730-4896
FREAKY CLEAN!

JENNI & GUY'S INVOICE

Jenni & Guy
3101 21st Street Court East
Palmetto, Florida 34221
United States

Phone: 941-355-6061
Mobile: 941-730-4896

BILL TO

Toscana Isles Community Development
District
Alex
100 Maraviya Boulevard
Nokomis, Florida 34275
United States

941-724-0605
ahays@vanguardland.com

Invoice Number: 7570

Invoice Date: April 20, 2021

Payment Due: May 20, 2021

Amount Due (USD): \$95.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
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Portable Toilet	1	\$95.00	\$95.00
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Total: \$95.00

Amount Due (USD): \$95.00

4/26/2021

[Pay Securely Online](#)



link.waveapps.com/ztdx4b-8jn5gz

Notes / Terms

100 Tosca - Villa Blvd., Nokomis, FL 34275

We are VERY excited to announce that our businesses are joining forces. Jenni and Guy have so much to offer this industry and will continue to provide EXCELLENT customer service. Please reach out with any questions. -Jenni & Guy

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 #
5/3/2021	80964

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

Due Date
5/18/2021

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

Terms
due in 15 days

Description	Qty	Rate	Amount
15 yard dumpster		175.00	175.00
environmental / fuel fee		35.00	35.00
dump fees per ton for C&D / Construction Debris (MIN 1TON)	5.51	61.00	336.11
Sales Tax for Sarasota County		7.00%	0.00

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

Total \$546.11

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. *5/10/2021*

PLEASE FIND US ON FACEBOOK OR GOOGLE AND LEAVE A REVIEW:

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

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 **\$736.11** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **05/18/2021** to Sub-Contractor, General Contractor and Owner.

Toscana Isles

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 7th day of June, 2021

Robin Falletta
Print Name: Robin Falletta

SWORN TO AND SUBSCRIBED before me this 7th day of June 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
Notary Public
State of Florida
Comm# HH082284
Expires 1/19/2025

Jessica Allen
Signature of Notary Public
Jessica Allen
Print Name of Notary Public

I am a Notary Public of the State of FL
and my commission expires on 1/19/2025

Guy's Hauling and Dumpster Service Inc

Invoice



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

jenniandguysportabletoilets@gmail.com

Date	Invoice #
5/18/2021	395

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

P.O. No.	Terms	Due Date
100 Toscavilla Blvd	Net 30	6/17/2021

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

Thank you for your business.

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

Total

\$95.00

[Signature]
 5/17/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4B

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 300**

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: **300**
- (B) Name of Payee: **Pennuto Underground Cable and Conduit, Inc.**
- (C) Amount Payable: **\$3,163.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice 20-4519 dated 05/07/2021

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: 5-19-21 _____

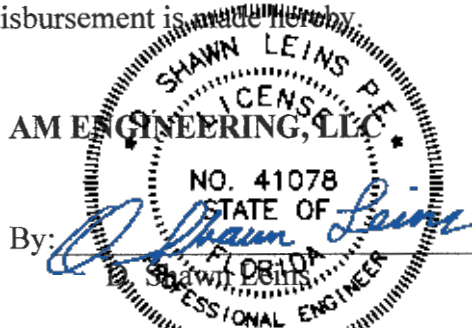
CONSULTING ENGINEER'S APPROVAL

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.



By: _____

As District Engineer
Consulting Engineer to the District

Date: 05/24/2021

Pennuto Underground Cable and Conduit, Inc.

Invoice

317 Tatum Road
Sarasota, FL 34240

Date	Invoice #
5/7/2021	20-4519

Bill To
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ALEX HAYS 6561 PALMER PARK CIR SUITE B SARASOTA, FL 34238

Jobsite
TOSCANA ISLES - 2nd ENTRY GATE CONDUIT LAUREL, FL

P.O. No.	Terms

Quantity	Description	Location	Rate	Amount
150	2" DIRECTIONAL BORE		10.00	1,500.00
130	3/4" Missile bore		10.00	1,300.00
150	purchase 2"PVC CONDUIT		1.90	285.00
130	purchase 3/4"PVC CONDUIT		0.60	78.00
			Total	\$3,163.00

[Handwritten Signature]
5/10/2021

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

STATE OF FLORIDA
COUNTY OF _____

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

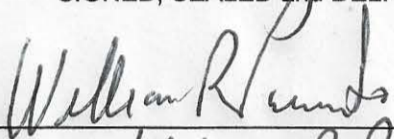
1. Affiant is an Authorized agent of **Pennuto Underground Cable and Conduit, Inc.**, a Florida corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$3,163.00** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **05/07/2021** 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.

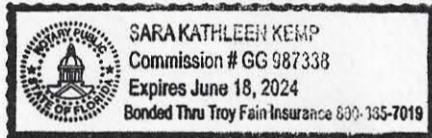
SIGNED, SEALED and DELIVERED this 11th day of June, 2021




Print Name: William R Pennuto

SWORN TO AND SUBSCRIBED before me this 11th day of June 2021 by William R. Pennuto who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)





Signature of Notary Public
Sara Kathleen Kemp

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4C

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 301**

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: **301**
- (B) Name of Payee: **Prestige Sod Service, Inc.**
- (C) Amount Payable: **\$4,256.00**
- (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):

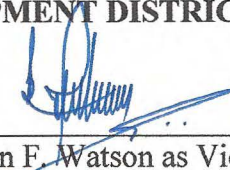
Invoice #9208 – Bahia Sod Installed 04/23/21 to 04/26/21 \$4,256.00

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: 5-19-21

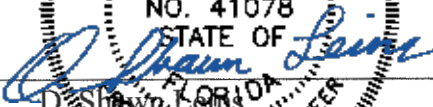
CONSULTING ENGINEER'S APPROVAL

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 hereon.

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

As District Engineer and Consulting Engineer to the District

Date: 05/24/2021

PRESTIGE SOD SERVICE

6720 18TH AVE EAST
BRADENTON, FL 34208

Invoice

Date	Invoice #
4/23/2021	9208

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

Ship To
TOSCANA LAKES PER C.J BETWEEN SIDEWALK AND ROAD LAKE REPAIRS ,SLOPES

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/23/2021			

Quantity	Item Code	Description	Price Each	Amount
7,200	900	INSTALLED BAHIA 04/23/21	0.19	1,368.00
10,400	900	INSTALLED BAHIA 04/24/21	0.19	1,976.00
4,800	900	INSTALLED BAHIA 04/26/21	0.19	912.00

			Total	\$4,256.00
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[Signature]
5/10/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4D

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

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

2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 302

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: 302
- (B) Name of Payee: AM Engineering, LLC
- (C) Amount Payable: **\$8,742.39**
- (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 52398 – Review CDD Invoices 278 to 298 - \$ 363.75
Invoice 52411 – Progress Billing through 04/23/21 - \$8,378.64

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: 5-19-21

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

D. Sharon Leins

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021



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

Invoice Date 4/27/2021

Invoice Number 52398

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>
0.75	63.75
85.00/hr	
2.00	300.00
150.00/hr	
	<u>\$363.75</u>

REVIEW REQUISITIONS - 278 - 298 - \$363.75.

For Professional services rendered through
Thank you for your business!



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

Invoice Date 4/27/2021

Invoice Number 52411

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		<u>\$8,306.64</u>
For professional services rendered		\$8,306.64
Reimbursable Charges :		
	<u>Qty/Price</u>	
COURIER/DELIVERY	2 \$36.00	72.00
Total charges in addition to contract		<u>\$72.00</u>
Total reimburseables		\$72.00
Total amount of this bill		<u><u>\$8,378.64</u></u>

[Handwritten Signature]
 5/10/2021

For Professional services rendered through
 Thank you for your business!

TASK #	DESCRIPTION	CDD	DEVELOPER	SCHEDULED VALUE BOTH	PREVIOUS APPS. CDD	PREV. APPS. DEVELOPER	PREV. APPS BOTH	THIS APPLICATION CDD	THIS APPLICATION DEV	THIS APPLICATION BOTH	TOTAL BILLED TO DATE CDD	CDD % Complete	TOTAL BILLED TO DATE DEV	DEV % Complete	TOTAL BILLED TO DATE BOTH	BOTH % Complete	BALANCE TO FINISH	BALANCE TO FINISH	BALANCE TO FINISH
I.	CITY OF VENICE REZONING	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$8,000.00	100.00%	\$8,000.00	100.00%	\$0.00	\$0.00	\$0.00
II.	IBERA BANK TRACT REZONING	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$10,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
III.	SITE DEVELOPMENT PLANS - VENICE	\$0.00	\$40,000.00	\$40,000.00	\$0.00	\$36,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$36,000.00	90.00%	\$36,000.00	90.00%	\$0.00	\$4,000.00	\$4,000.00
IV.	ACOE	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	N/A	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
V.	SFWFMD	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	N/A	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
Vla.	CONSTRUCTION PLANS	\$130,410.00	\$14,490.00	\$144,900.00	\$130,410.00	\$14,490.00	\$144,900.00	\$0.00	\$0.00	\$0.00	\$130,410.00	100.00%	\$14,490.00	100.00%	\$144,900.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 1	\$117,000.00	\$13,000.00	\$130,000.00	\$117,000.00	\$13,000.00	\$130,000.00	\$0.00	\$0.00	\$0.00	\$117,000.00	100.00%	\$13,000.00	100.00%	\$130,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 2	\$13,410.00	\$1,490.00	\$14,900.00	\$13,410.00	\$1,490.00	\$14,900.00	\$0.00	\$0.00	\$0.00	\$13,410.00	100.00%	\$1,490.00	100.00%	\$14,900.00	100.00%	\$0.00	\$0.00	\$0.00
Vlb.	CONSTRUCTION PLANS	\$183,312.90	\$20,368.10	\$203,681.00	\$183,312.90	\$20,368.10	\$203,681.00	\$0.00	\$0.00	\$0.00	\$183,312.90	100.00%	\$20,368.10	100.00%	\$203,681.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 4	\$16,290.00	\$1,810.00	\$18,100.00	\$16,290.00	\$1,810.00	\$18,100.00	\$0.00	\$0.00	\$0.00	\$16,290.00	100.00%	\$1,810.00	100.00%	\$18,100.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 2, PHASE 5	\$68,377.50	\$7,597.50	\$75,975.00	\$68,377.50	\$7,597.50	\$75,975.00	\$0.00	\$0.00	\$0.00	\$68,377.50	100.00%	\$7,597.50	100.00%	\$75,975.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 2, PHASE 6	\$66,155.40	\$7,350.60	\$73,506.00	\$66,155.40	\$7,350.60	\$73,506.00	\$0.00	\$0.00	\$0.00	\$66,155.40	100.00%	\$7,350.60	100.00%	\$73,506.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 3, PHASE 7	\$32,490.00	\$3,610.00	\$36,100.00	\$32,490.00	\$3,610.00	\$36,100.00	\$0.00	\$0.00	\$0.00	\$32,490.00	100.00%	\$3,610.00	100.00%	\$36,100.00	100.00%	\$0.00	\$0.00	\$0.00
VII.	PLAN MODIFICATIONS	\$43,244.11	\$3,710.34	\$46,954.45	\$43,244.11	\$3,710.34	\$46,954.45	\$0.00	\$0.00	\$0.00	\$43,244.11	100.00%	\$3,710.34	100.00%	\$46,954.45	100.00%	\$0.00	\$0.00	\$0.00
VIII.	FIRST OVERALL PLAT	\$0.00	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00	\$23,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$23,000.00	100.00%	\$23,000.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT	\$9,000.00	\$1,000.00	\$10,000.00	\$9,000.00	\$1,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	100.00%	\$1,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PRELIMINARY PLAT - UNIT 2	\$15,750.00	\$1,750.00	\$17,500.00	\$15,750.00	\$1,750.00	\$17,500.00	\$0.00	\$0.00	\$0.00	\$15,750.00	100.00%	\$1,750.00	100.00%	\$17,500.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT	\$7,695.00	\$855.00	\$8,550.00	\$7,695.00	\$855.00	\$8,550.00	\$0.00	\$0.00	\$0.00	\$7,695.00	100.00%	\$855.00	100.00%	\$8,550.00	100.00%	\$0.00	\$0.00	\$0.00
	PRELIMINARY PLAT - UNIT 3	\$16,895.00	\$1,855.00	\$18,550.00	\$16,895.00	\$1,855.00	\$18,550.00	\$0.00	\$0.00	\$0.00	\$16,895.00	100.00%	\$1,855.00	100.00%	\$18,550.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT WEST - UNIT 3	\$9,000.00	\$1,000.00	\$10,000.00	\$9,000.00	\$1,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	100.00%	\$1,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
IX.	PLATTING	\$0.00	\$147,683.05	\$147,683.05	\$0.00	\$127,823.05	\$127,823.05	\$0.00	\$4,800.00	\$4,800.00	\$0.00	N/A	\$132,623.05	89.80%	\$132,623.05	89.80%	\$0.00	\$15,060.00	\$15,060.00
	PLATTING - PHASE 1	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$30,000.00	100.00%	\$30,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 2	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$11,200.00	100.00%	\$11,200.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 3	\$0.00	\$9,378.00	\$9,378.00	\$0.00	\$9,378.00	\$9,378.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$9,378.00	100.00%	\$9,378.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 4	\$0.00	\$20,522.00	\$20,522.00	\$0.00	\$20,522.00	\$20,522.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$20,522.00	100.00%	\$20,522.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 5	\$0.00	\$33,683.05	\$33,683.05	\$0.00	\$33,683.05	\$33,683.05	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$33,683.05	100.00%	\$33,683.05	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 6	\$0.00	\$30,700.00	\$30,700.00	\$0.00	\$10,840.00	\$10,840.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00	N/A	\$15,640.00	50.94%	\$15,640.00	50.94%	\$0.00	\$15,060.00	\$15,060.00
	PLATTING - PHASE 7	\$0.00	\$12,200.00	\$12,200.00	\$0.00	\$12,200.00	\$12,200.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$12,200.00	100.00%	\$12,200.00	100.00%	\$0.00	\$0.00	\$0.00
X.a.	CONSTRUCTION ADMINISTRATION	\$31,050.00	\$3,450.00	\$34,500.00	\$31,050.00	\$3,450.00	\$34,500.00	\$0.00	\$0.00	\$0.00	\$31,050.00	100.00%	\$3,450.00	100.00%	\$34,500.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 1	\$24,300.00	\$2,700.00	\$27,000.00	\$24,300.00	\$2,700.00	\$27,000.00	\$0.00	\$0.00	\$0.00	\$24,300.00	100.00%	\$2,700.00	100.00%	\$27,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 2	\$6,750.00	\$750.00	\$7,500.00	\$6,750.00	\$750.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00	100.00%	\$750.00	100.00%	\$7,500.00	100.00%	\$0.00	\$0.00	\$0.00
X.b.	CONSTRUCTION ADMINISTRATION	\$85,140.00	\$9,460.00	\$94,600.00	\$74,565.00	\$8,284.50	\$82,849.50	\$3,915.00	\$435.00	\$4,350.00	\$78,480.00	92.18%	\$8,719.50	92.17%	\$87,199.50	92.18%	\$6,660.00	\$740.50	\$7,400.50
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 4	\$10,800.00	\$1,200.00	\$12,000.00	\$10,800.00	\$1,200.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$10,800.00	100.00%	\$1,200.00	100.00%	\$12,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 2, PHASE 5	\$26,550.00	\$2,950.00	\$29,500.00	\$26,550.00	\$2,950.00	\$29,500.00	\$0.00	\$0.00	\$0.00	\$26,550.00	100.00%	\$2,950.00	100.00%	\$29,500.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 2, PHASE 6	\$27,630.00	\$3,070.00	\$30,700.00	\$18,630.00	\$2,070.00	\$20,700.00	\$3,915.00	\$435.00	\$4,350.00	\$22,545.00	81.60%	\$2,505.00	81.60%	\$25,050.00	81.60%	\$5,085.00	\$565.00	\$5,650.00
	CONSTRUCTION ADMIN. - UNIT 3, PHASE 7	\$20,160.00	\$2,240.00	\$22,400.00	\$18,585.00	\$2,064.50	\$20,649.50	\$0.00	\$0.00	\$0.00	\$18,585.00	92.19%	\$2,064.50	92.19%	\$20,649.50	92.19%	\$1,575.00	\$175.50	\$1,750.50
XI.a.	PROJECT CLOSEOUT	\$21,150.00	\$2,350.00	\$23,500.00	\$21,150.00	\$2,350.00	\$23,500.00	\$0.00	\$0.00	\$0.00	\$21,150.00	100.00%	\$2,350.00	100.00%	\$23,500.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 1	\$14,400.00	\$1,600.00	\$16,000.00	\$14,400.00	\$1,600.00	\$16,000.00	\$0.00	\$0.00	\$0.00	\$14,400.00	100.00%	\$1,600.00	100.00%	\$16,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 2	\$6,750.00	\$750.00	\$7,500.00	\$6,750.00	\$750.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00	100.00%	\$750.00	100.00%	\$7,500.00	100.00%	\$0.00	\$0.00	\$0.00
XI.b.	PROJECT CLOSEOUT	\$85,140.00	\$9,460.00	\$94,600.00	\$63,297.00	\$7,033.00	\$70,330.00	\$2,007.00	\$223.00	\$2,230.00	\$65,304.00	76.70%	\$7,256.00	76.70%	\$72,560.00	76.70%	\$19,836.00	\$2,204.00	\$22,040.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 4	\$10,800.00	\$1,200.00	\$12,000.00	\$10,800.00	\$1,200.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$10,800.00	100.00%	\$1,200.00	100.00%	\$12,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 2, PHASE 5	\$26,550.00	\$2,950.00	\$29,500.00	\$26,550.00	\$2,950.00	\$29,500.00	\$0.00	\$0.00	\$0.00	\$26,550.00	100.00%	\$2,950.00	100.00%	\$29,500.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 2, PHASE 6	\$27,630.00	\$3,070.00	\$30,700.00	\$17,325.00	\$1,925.00	\$19,250.00	\$0.00	\$0.00	\$0.00	\$17,325.00	62.70%	\$1,925.00	62.70%	\$19,250.00	62.70%	\$10,305.00	\$1,145.00	\$11,450.00
	PROJECT CLOSEOUT - UNIT 3, PHASE 7	\$20,160.00	\$2,240.00	\$22,400.00	\$9,580.00	\$1,925.00	\$11,505.00	\$2,007.00	\$223.00	\$2,230.00	\$10,629.00	52.72%	\$1,181.00	52.72%	\$11,810.00	52.72%	\$9,531.00	\$1,059.00	\$10,590.00
XII.	SURVEYING	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	100.00%	\$0.00	N/A	\$25,000.00	100.00%	\$0.00	\$0.00	\$0.00

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4E

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 303**

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: **303**
- (B) Name of Payee: **Juniper Landscaping of Florida, LLC**
- (C) Amount Payable: **\$1,600.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

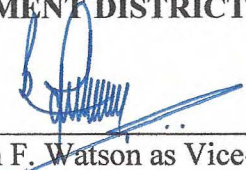
Invoice 119179 – Tree Medians

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: 5-19-21


CONSULTING ENGINEER'S APPROVAL

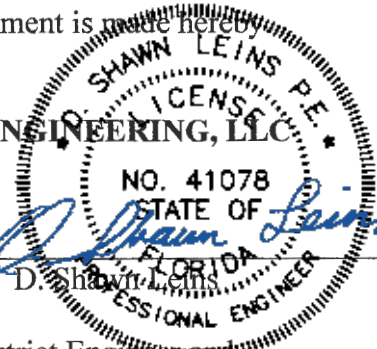
The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (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

By:  _____



 SHAWN LEINS P.E.
 LICENSE NO. 41078
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

As District Engineer
Consulting Engineer to the District

Date: 05/24/2021

Please Remit Payment to:

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



Invoice 119179

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
04/30/21	4/30/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#108685 - Toscana 3 Tree medians Maraviya <i>ME: Landscape Enhancements - 04/20/2021</i>	\$1,600.00

Grand Total **\$1,600.00**

[Signature]
5/10/2021

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$2,276.39	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(941) 786-3827

CONTRACTOR'S
AFFIDAVIT & PARTIAL RELEASE OF LIEN

STATE OF FLORIDA
COUNTY OF Uu

BEFORE ME, the undersigned authority, personally appeared Karen Hipoll ("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 \$1,600.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 04/30/2021 to Owner on the following real property:

Toscana Isles CDD – Invoice #119179

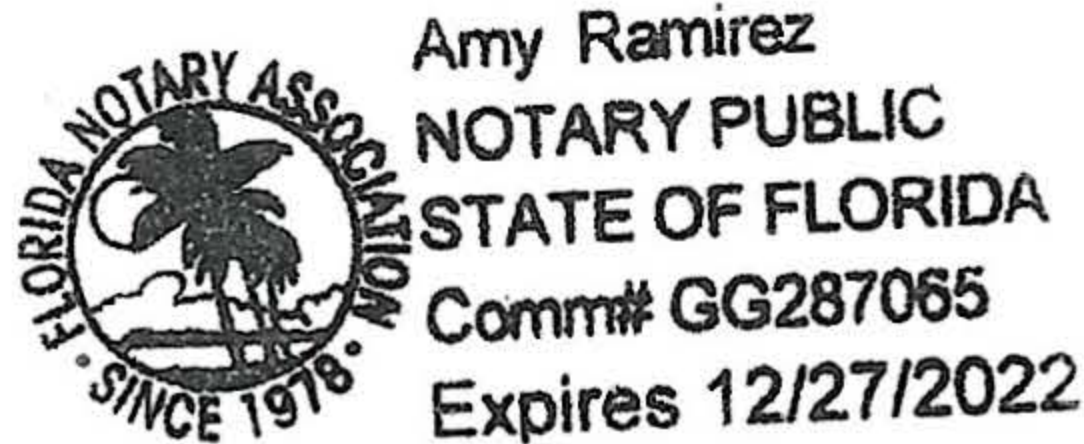
4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

SIGNED, SEALED and DELIVERED this 7 day of June, 2021

Karen Hipoll
Print Name: Karen Hipoll

SWORN TO AND SUBSCRIBED before me this 7 day of June 2021 by Karen Hipoll as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



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**

4F

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 304**

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: **304**
- (B) Name of Payee: **Hancock Environmental Seeding, Inc.**
- (C) Amount Payable: **\$8,550.00**
- (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):

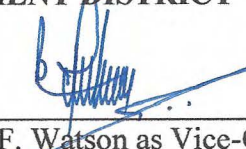
Invoice 2019925 – Construction Seed & Mulch

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: 5-19-21

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 Lyons

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021



Hancock Environmental Seeding, Inc

18724 Hancock Farm Road

Dade City, FL 33523

352-567-6971

Invoice

Date	Invoice #
4/15/2021	2019925

Bill To
Toscana Isles Community Development Dist 6561 Palmer Circle, Suite B Sarasota, FL 34238

Project Name	Rep	Project Manager	Project Date	Terms	P.O. No.	
Toscana Isles	JRS	Alex Hayes	4/9/21	Net 30		
Description	Qty	Rate	U/M	Amount		
Seed & Mulch - Toscana Isles	9.5	900.00	ac	8,550.00		
Materials per acre:						
50 lbs. Pensacola Bahia grass						
25 lbs. Millet/Rye						
300 lbs. of 15-05-10 granular fertilizer						
2.5 Rolls of hay per acre						
Scope:						
Seed & Mulch						
1 Mobilization						
It's been a pleasure working with you!				Total	\$8,550.00	

[Signature]
4/19/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4G

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 305**

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: **305**
- (B) Name of Payee: **Artistic Structures, Inc.**
- (C) Amount Payable: **\$8,500.00**
- (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 41421 – Install Guard Rail

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: 5-19-21 _____

CONSULTING ENGINEER'S APPROVAL

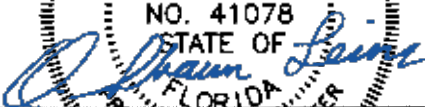
The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (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
PROFESSIONAL ENGINEER

By: 
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021

Artistic Structures Inc.

8415 S.W. Riverside Dr.
Arcadia, FL 34269
Phone 863.494.2426 Fax 863.494.2707

artisticstructures@msn.com

Bill To:
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Attention: Alex Hays, Vanguard Land LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

INVOICE

DATE: April 14, 2021
INVOICE # 41421

FOR: Guardrail Installation
JOB NAME: Toscana Isles

DRAW %	DESCRIPTION	CONTRACT AMOUNT	TOTAL COMPLETED
100%	Installation of 180 LF of TimBarrier StreetGuard Sytem Materials provided by Owner	\$ 8,500.00	\$ 8,500.00

TOTAL COMPLETED	\$	8,500.00
PREVIOUSLY INVOICED	\$	-
AMOUNT RECEIVED	\$	-
RETAINAGE WITHHELD	\$	-
TOTAL DUE	\$	8,500.00

Make all checks payable to **Artistic Structures, Inc.**
If you have any questions concerning this invoice, contact Travis, 941.628.0938

THANK YOU FOR YOUR BUSINESS!


4/19/2021



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

Detail by Entity Name

Florida Profit Corporation
ARTISTIC STRUCTURES, INC.

Filing Information

Document Number	P07000006580
FEI/EIN Number	20-8250723
Date Filed	01/16/2007
State	FL
Status	ACTIVE

Principal Address

8415 SW RIVERSIDE DR.
ARCADIA, FL 34269

Mailing Address

8415 SW RIVERSIDE DRIVE
ARCADIA, FL 34269

Changed: 07/20/2017

Registered Agent Name & Address

PRITCHETT, TRAVIS
8415 SW RIVERSIDE DR.
ARCADIA, FL 34269

Name Changed: 04/30/2013

Officer/Director Detail

Name & Address

Title DPT

PRITCHETT, TRAVIS
8415 SW RIVERSIDE DRIVE
ARCADIA, FL 34269

Title DVS

PRITCHETT, TRAVIS
8415 SW RIVERSIDE DRIVE

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	03/27/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
03/27/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
07/20/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
05/04/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
05/13/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
01/22/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Domestic Profit	View image in PDF format

CONTRACTOR'S
AFFIDAVIT & PARTIAL RELEASE OF LIEN

STATE OF FLORIDA

COUNTY OF Charlotte

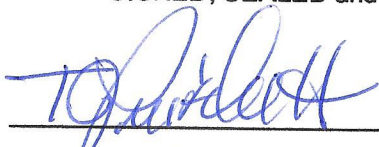
BEFORE ME, the undersigned authority, personally appeared Travis Pritchett ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of Artistic Structures, Inc., a corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of \$8,500.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 04/14/2021 to Owner on the following real property:

Toscana Isles CDD

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

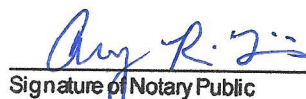
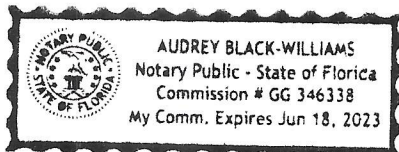
SIGNED, SEALED and DELIVERED this 10 day of June, 2021



Print Name: TRAVIS J PRITCHETT

SWORN TO AND SUBSCRIBED before me this 10 day of June 2021 by Travis Pritchett, who is personally known to me or who has produced Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Signature of Notary Public

Audrey Black-Williams

Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on June 18, 2023

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4H

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 306**

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: 306
- (B) Name of Payee: Universal Engineering Sciences, LLC
- (C) Amount Payable: **\$6,800.00**
- (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):

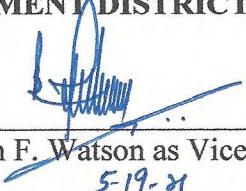
Invoice 495684 – GEO RPT 15499

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: 5-19-21

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.

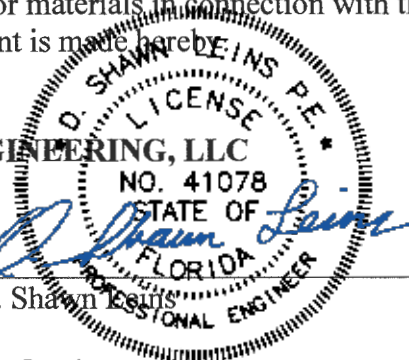
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and Consulting Engineer to the District

Date: 05/24/2021





1748 Independence Blvd., Suite B-1, Sarasota, FL 34234 | p 941.358.7410 | f 941.358.7353

INVOICE
Remit to: P.O. Box 628734, Orlando, FL 32862-8734

April 19, 2021
 Project No: 1130.2100038.0000
 Invoice No: 00495684

Mr. Alexander Hays
 Toscana Isles Community Development District
 2300 Glades Rd Suite 401 W
 Boca Raton, FL 33431

<p>Terms: Net 30 days We accept American Express, Visa, Master Card, Discover, and ACH</p>

Project 1130.2100038.0000 Toscana Isle Subdivision
 Location: Nokomis, FL 34275

Professional Services through April 30, 2021

Phase 1120 Toscana Isle Subdivision
 Fee

Billing Phase	Fee	Percent Complete	Earned	
GEO RPT 15499	6,800.00	100.00	6,800.00	
Total Fee	6,800.00		6,800.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	6,800.00	
		Total Fee		6,800.00
			Total this Phase	\$6,800.00
			Total this Invoice	\$6,800.00

[Handwritten Signature]
 4/19/2021

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000003595

Entity Name: UNIVERSAL ENGINEERING SCIENCES, LLC

Current Principal Place of Business:

3532 MAGGIE BLVD
ORLANDO, FL 32811

Current Mailing Address:

3532 MAGGIE BLVD
ORLANDO, FL 32811 US

FEI Number: 59-1117804

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	AMBR	Title	CEO
Name	OBSIDIAN GROUP ACQUISITIONS, INC.	Name	ISRAEL, MARK
Address	525 S FLAGLER DR C/O PALM BEACH CAPITAL STE201	Address	3532 MAGGIE BLVD
City-State-Zip:	WEST PALM BEACH FL 33401	City-State-Zip:	ORLANDO FL 32811

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MELVIN RODRIGUEZ

VP OF FINANCE

01/08/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

41

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 307**

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: 307
- (B) Name of Payee: Ennistymon Equities LLC, d/b/a Florida Fence
- (C) Amount Payable: \$922.00
- (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):

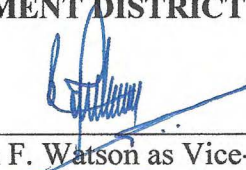
Invoice 21-2720 – Remove Gates and Supply & Install New Gates

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: 5-19-21

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:

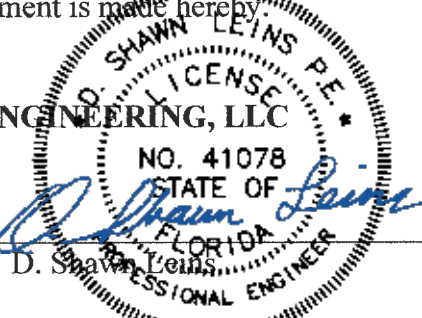
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified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



As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021



Ennistymon Equities, LLC
 dba Florida Fence
 9219 Delft Rd
 Sarasota FL 34240
 941-921-4659

Commercial Invoice

21-2720

Invoice Date 4/20/2021

Bill To
Toscana Isles Community Dev. Dist. 2300 Glades Road, Ste 401 W Boca Raton, FL 34431

Site Address
Toscana Lift Station 03/2021

P.O. Number	Contract Date	Date Completed	Terms	Invoice Due Date
	4/9/2021		Payment due now	4/20/2021

Scope of Work

Remove exiting gates and gate post.
 Furnish and install a new set of post and a pair of 7' wide drive gates.

TOTAL	\$922.00
Payments / Credits	\$0.00
BALANCE DUE:	\$922.00

[Handwritten Signature]
 4/20/2021

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Sarasota

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

- 1. He or she is the partner (title), of Ennistymon Equities, LLC dba Florida Fence a Florida limited liability company, which does business in the State of Florida, hereinafter referred to as the "Contractor".
- 2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at 899 Knights Trail Rd., Venice, FL 34275 known as Toscana Isles.
- 3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$922.00.
- 4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.
- 5. In consideration of final payment to Contractor in the amount of \$922.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.
- 6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.
- 7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

Signed, sealed, and delivered this 7 day of June, 2021

X Theresa Dermody

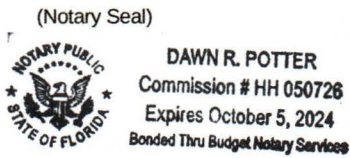
Print Name: Theresa Dermody

SWORN TO AND SUBSCRIBED before me this 7 day of June 2021 by Theresa Dermody 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.

[Signature]

Signature of Notary Public
Dawn Potter
Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 10-5-24



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4J

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 308**

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: **308**
- (B) Name of Payee: **Karins Engineering Group, Inc.**
- (C) Amount Payable: **\$900.00**
- (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 0210829 – Roadway Project Site Visit

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: 5-19-21 _____

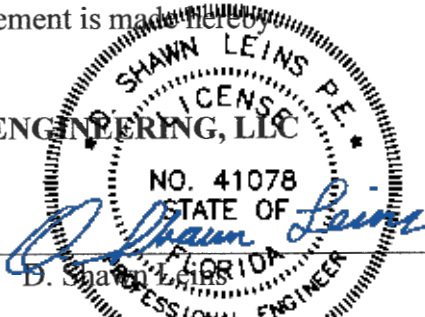
CONSULTING ENGINEER'S APPROVAL

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.

By:  _____
 D. Shawn Leins
 PROFESSIONAL ENGINEER

As District Engineer and Consulting Engineer to the District

Date: 05/24/2021



KARINS ENGINEERING
 1626 Ringling Boulevard
 Suite 400
 Sarasota, FL 34236

Toscana Isles Community Development District
 C/O Vanguard Land, LLC
 6561 Palmer Park Circle
 Suite B
 Sarasota, FL 34238

April 5, 2021
 Project No: 21RS-0146:0000
 Invoice No: 0210829

21RS-0146:0000 Toscana Isles Roadway Project

Professional Services Through March 31, 2021

010 Toscana Isles Roadway Project Site Visit

Fee

Total Fee	900.00		
Percent Complete	100.00	Total Earned	900.00
		Previous Fee Billing	0.00
		Current Fee Billing	900.00
		Total Fee	900.00
		Total this Invoice	<u>\$900.00</u>

[Signature]
 4/26/2021

1626 Ringling Boulevard
 Suite 400
 Sarasota, FL 34236

Please remit to address above. All invoices not paid within terms of service are subject to finance charges.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4K

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

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

2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 309

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: 309
- (B) Name of Payee: Lomski Engineering & Testing, Inc.
- (C) Amount Payable: **\$6,002.40**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

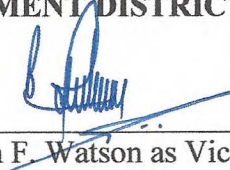
Invoice #9506 – Density, Proctor, 79g Lot Testing at 90% CDD /10% Developer - \$3,092.40
Invoice #9507 – Density Testing, LBR, Strength & Cylinder Tests for Roadways - \$2,910.00

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: 5-19-21

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

D. Shawn Leims

PROFESSIONAL ENGINEER

By: _____

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021



LOMSKI

Engineering & Testing

Mr. Alexander Hays
Toscana Isles Community Development
6561 Palmer Park Cir., Ste B
Sarasota, FL 34238

Date: April 21, 2021
Project Number: 31-2011
Invoice Number: **9506**

Project Name: Toscana Isles: Lot Testing

Billing Summary			
Task	Task Unit	Unit Cost	Unit Total
In-Place Density Test	67	\$8.00	\$536.00
Proctor Values	1	\$85.00	\$85.00
Engineering Technician	9	\$35.00	\$315.00
79g Lot Testing	1	2,500.00	\$2,500.00
Total this invoice:			\$3,436.00

Please remit payments to:
LET, Inc.
P.O. Box 511090
Punta Gorda, FL 33951

*CDD 90% = 3092.40
DEVELOPER = 343.60
3436.00*



LOMSKI

Engineering & Testing

Mr. Alexander Hays
Toscana Isles Community Development
6561 Palmer Park Cir., Ste B
Sarasota, FL 34238

Date: April 21, 2021
Project Number: 171-14
Invoice Number: **9507**

Project Name: Toscana Isles

Billing Summary			
Task	Task Unit	Unit Cost	Unit Total
In-Place Density Test	55	\$8.00	\$440.00
Proctor Values	0	\$85.00	\$0.00
Limerock Bearing Ratio (LBR)	5	\$200.00	\$1,000.00
Soil Cement Design	0	\$350.00	\$0.00
Strength Test Values	3	\$100.00	\$300.00
Concrete Test Cylinders (set of 4)	3	\$75.00	\$225.00
In-Place Field Cores	0	\$25.00	\$0.00
Engineering Technician	27	\$35.00	\$945.00
Project Engineer	0	\$75.00	\$0.00
Total this invoice:			\$2,910.00

Please remit payments to:
LET, Inc.
P.O. Box 511090
Punta Gorda, FL 33951

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

STATE OF FLORIDA
COUNTY OF Charlotte

BEFORE ME, the undersigned authority, personally appeared Jessica Kline ("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 **Lomski Engineering & Testing, 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 **\$6,002.40** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **04/21/2021** to Sub-Contractor, General Contractor and Owner.

Toscana Isles – Invoice #9506 & 9507

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 7 day of June, 2021

Print Name: Jessica Kline

SWORN TO AND SUBSCRIBED before me this 7 day of June, 2021 by Jessica Kline who is personally known to me or who has produced Jessica Kline as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



ANNE LOMSKI
Commission # HH 016802
Expires September 25, 2024
Bonded Thru Budget Notary Services

Signature of Notary Public

Anne Lomski
I am a Notary Public of the State of Florida

and my commission expires on 9-25-24

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4L

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

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 310**

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: **310**
- (B) Name of Payee: **Sarasota Land Services, Inc.**
- (C) Amount Payable: **\$121,350.15**
- (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):

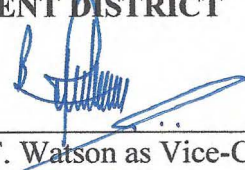
Application #471010, dated 04/29/2021 – Progress Payment on Contract, less Retainage

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: 5-19-21

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
D. Shawn Leins
PROFESSIONAL ENGINEER

By: _____

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021

**SARASOTA LAND SERVICES, INC.
APPLICATION AND CERTIFICATE FOR PAYMENT**

EXHIBIT "E"

PAGE 1 OF 4 PAGES

TO OWNER: Toscana Isles Community Development District
 FROM CONTRACTOR: Sarasota Land Services, Inc.
 CONTRACT FOR: Clearing, Grading and Road Construction
 PROJECT: Toscana 5 & 6
 Contractor Number:
 VIA ENGINEER: A&M Engineering Inc.

APPLICATION NO: 471010
 PERIOD TO: April 29, 2021 COST CODE:
 PROJECT NOS: 471 OWNER JOB #:
 SUBCONTRACT #:
 CONTRACT DATE: May 15, 2019

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

- 1. ORIGINAL CONTRACT SUM \$ 1,802,050.73
- 2. NET CHANGE BY CHANGE ORDERS \$ 174,530.08
- 3. CONTRACT SUM TO DATE (LINE 1 ± 2) \$ 1,976,580.81
- 4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET) \$ 1,973,580.79
- 5. RETAINAGE:
 - a. 10 % of Completed Work \$ 197,358.08
(Columns E plus F on Continuation Sheet)
 - b. % of Stored Material \$
(Column G on Continuation Sheet)
 - Total Retainage (Line 5a plus 5b or Total in Column J on Continuation Sheet) \$ 197,358.08
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 1,776,222.71
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,654,872.56
- 8. CURRENT PAYMENT DUE \$ 121,350.15
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$ 200,358.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 197,856.33	
Total approved this Month	\$	-23,326.25
TOTALS	\$ 197,856.33	\$ -23,326.25
NET CHANGES by Change Order		\$ 174,530.08

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 1/29/2021
 By: _____

State of Florida
 County of Manatee

Subscribed and sworn to before me this 29th day of April, 2021



[Signature]
 Notary Public
 Lisa M Taylor
 Printed Name of Notary
 GG098051
 Commission Number
 20-Jun-21
 My Commission expires

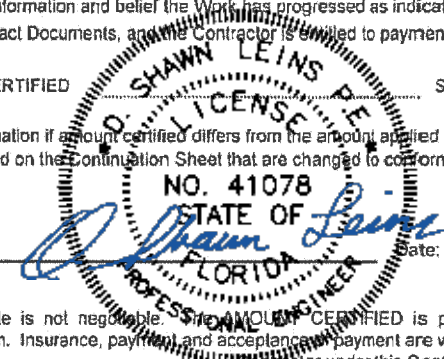
ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: [Signature] NO. 41078
 STATE OF FLORIDA
 By: _____ Date: 05/24/2021



This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SARASOTA LAND SERVICES, INC.

4675 Saw Road SE, East - Bradenton, FL 34208 - Phone (941) 741-0911, Fax (941) 741-0911

OWNER: Tocena Hills Community Development District

Draw: # 471010

PROJECT NAME: Tocena Phase 5 & 6

ENGINEER: AM Engineering Inc.

For Work Accomplished From Start To

April 29, 2021

Inclusive

DATE: /29/2021

Item No	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CLEARING AND GRADING									
1	Cleaning and Grind	39.0	AC	3,000.00	117,000.00		39.00		117,000.00
2	Wheel Cleaning Device if required	1.0	LS	3,500.00	3,500.00		1.0		3,500.00
3	Mobilization	1.0	LS	3,500.00	3,500.00		1.00		3,500.00
4	Disk	91.7	AC	98.00	9,086.60		91.7		9,086.60
5	Temporary Dewatering Ditch (Exc)	1.0	LS	9,500.00	9,500.00		1.0		9,500.00
6	36" ADS Pipe installed (Haul Road)	80.0	LF	80.00	6,400.00		80.0		6,400.00
7	Excavation	156,500.0	CY	2.70	422,550.00		156,500.0		422,550.00
8	Grading	1.0	LS	29,650.00	29,650.00		1.00		29,650.00
9	Bond if Requested	1.0	LS	20,200.00	20,200.00		1.0		20,200.00
Subtotal					\$821,286.60				\$821,286.60
CO #1									
Excavation									
7	Excavate, haul and bury unsuitable Material	1.0	LS	65972.50	\$65,972.50		1.0		\$65,972.50
Total CO#1					\$65,972.50				\$65,972.50
CO #2									
Excavate, haul and bury unsuitable Material									
7	Excavate, haul and bury unsuitable Material	1.0	LS	6120.00	\$6,120.00		1.0		\$6,120.00
Total CO#2					\$6,120.00				\$6,120.00
CO #3									
Clearing and Grubbing									
1	Cleaning and Grubbing	1.0	LS	2360.00	\$2,360.00		1.0		\$2,360.00
Additional Excavation									
7	Additional Excavation	17,180.0	CY	2.70	\$46,413.00		17,180.0		\$46,413.00
Crushed Concrete & Freight									
2	Crushed Concrete & Freight	1.0	LS	35350.00	\$5,350.00		1.0		\$5,350.00
12" Pump Set Up/Tear Down/Freight/Reuse									
3	12" Pump Set Up/Tear Down/Freight/Reuse	1.0	LS	6625.00	\$6,625.00		1.0		\$6,625.00
Additional Bond									
8	Additional Bond	1.0	LS	475.00	\$475.00		1.0		\$475.00
Total CO#3					\$61,423.00				\$61,423.00
CO#4									
Miscellaneous/See CO#4									
1	Miscellaneous/See CO#4	1.0	LS	14487.48	\$14,487.48		1.0		\$14,487.48
Total CO#4					\$14,487.48				\$14,487.48
CO#5									
Road Construction Change/See CO#5									
1	Road Construction Change/See CO#5	1.0	LS	25881.60	\$25,881.60		1.0		\$25,881.60
Total CO#5					\$25,881.60				\$25,881.60
CO#6									
Road Construction Change/See CO#6									
1	Road Construction Change/See CO#6	1.0	LS	-10580.3	-\$10,580.30		1.0		-\$10,580.30
Total CO#6					-\$10,580.30				-\$10,580.30
CO#7									
Road Construction Change									
1	Road Construction Change	1.0	LS	12982.51	\$12,982.51		1.0		\$12,982.51
Total CO#7					\$12,982.51				\$12,982.51
CO#8									
Miscellaneous/See CO#8									
1	Miscellaneous/See CO#8	1.0	LS	18569.55	\$18,569.55		1.0		\$18,569.55
Total CO#8					\$18,569.55				\$18,569.55
CO#9									
Miscellaneous/See CO#9									
1	Miscellaneous/See CO#9	1.0	LS	-33946.25	-\$33,946.25	1.0	1.0	-\$33,946.25	-\$33,946.25
Total CO#9					-\$33,946.25			-\$33,946.25	-\$33,946.25
CO#10									
Miscellaneous/See CO#10									
1	Miscellaneous/See CO#10	1.0	LS	6780	\$6,780.00	1.0	1.0	\$6,780.00	\$6,780.00
Total CO#10					\$6,780.00			\$6,780.00	\$6,780.00
CO#11									
Miscellaneous/See CO#11									
1	Miscellaneous/See CO#11	1.0	LS	3840	\$3,840.00	1.0	1.0	\$3,840.00	\$3,840.00
Total CO#11					\$3,840.00			\$3,840.00	\$3,840.00
TOTAL PAGE					\$782,186.69			-\$23,326.25	\$782,516.69

SARASOTA LAND SERVICES, INC.

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

OWNER: Toscana Isles Community Development District

Draw: # 471010

PROJECT NAME: Toscana Phase 5 & 6

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

April 29, 2021

, Inclusive

DATE: /29/2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 5 Road Construction									
1	Subbase 8" 40 LBR	32,350.0	SY	2.15	69,552.50		32,350.0		69,552.50
2	8" Cement Treated Base	25,020.0	SY	8.25	206,415.00		25,020.0		206,415.00
3	Screen Base Material	5,450.0	CY	2.00	10,900.00		5,450.0		10,900.00
4	Prime and Matte	25,020.0	SY	0.55	13,761.00		25,020.0		13,761.00
5	1" Type SP-9.5 Asphalt	25,020.0	SY	5.38	134,607.60		25,020.0		134,607.60
6	Pavement Markings	1.0	LS	1,750.00	1,750.00	1.0	1.0	1,750.00	1,750.00
7	Miami Curb	20,870.0	LF	9.60	200,352.00		20,870.0		200,352.00
8	Valley Gutter Tie In	31.0	EA	220.00	6,820.00		31.0		6,820.00
9	Handicap Ramps	21.0	EA	495.00	10,395.00	21.0	21.0	10,395.00	10,395.00
10	6" Lift Station Drive	855.0	SF	5.20	4,446.00	855.0	855.0	4,446.00	4,446.00
11	Type F Curb	1,390.0	LF	11.61	16,137.90		1,390.0		16,137.90
12	Type F Curb Inlet	3.0	EA	196.40	589.20		3.0		589.20
13	Final Dress	1.0	LS	32,150.00	32,150.00		1.0		32,150.00
Subtotal					\$707,876.20			\$16,591.00	\$707,876.20
TOTAL PAGE:					\$707,876.20			\$16,591.00	\$707,876.20

SARASOTA LAND SERVICES, INC.

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

OWNER: Toscana Isles Community Development District

Draw: # 471010

PROJECT NAME: Toscana Phase 5 & 6

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

April 29, 2021

, Inclusive

DATE:

April 29, 2021

Item No.	DESCRIPTION	QUANTITY		UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
			UNIT			THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 6 Road Construction									
1	Maintenance of Traffic	1.0	LS	6,600.00	6,600.00	1.0	1.0	6,600.00	6,600.00
1	Subbase 8" 40 LBR	18,090.0	SY	2.15	38,893.50	2,345.0	18,090.0	5,041.75	38,893.50
2	8" Cement Treated Base	14,430.0	SY	8.25	119,047.50	2,000.0	14,430.0	16,500.00	119,047.50
3	Screen Base Material	3,130.0	CY	2.00	6,260.00		3,130.0		6,260.00
4	Prime and Matte	14,430.0	SY	0.55	7,936.50	2,000.0	14,430.0	1,100.00	7,936.50
5	1" Type SP-9.5 Asphalt	14,430.0	SY	5.38	77,633.40	2,000.0	14,430.0	10,760.00	77,633.40
6	Pavement Markings	1.0	LS	1,255.00	1,255.00	1.00	1.00	1,255.00	1,255.00
7	Miami Curb	10,500.0	LF	9.80	100,800.00	1,000.0	10,500.0	9,600.00	100,800.00
7	Drop Curb	60.0	LF	13.95	837.00	60.0	60.0	837.00	837.00
7	D Curb	480.0	LF	15.50	7,440.00	480.0	480.0	7,440.00	7,440.00
8	Valley Gutter Tie-In	24.0	EA	220.00	5,280.00		24.0		5,280.00
9	4" Walk	19,575.0	SF	3.75	73,406.25	19,575.0	19,575.0	73,406.25	73,406.25
10	Handicap Ramps	13.0	EA	495.00	6,435.00	13.0	13.0	6,435.00	6,435.00
11	Final Dress	1.0	LS	18,470.00	18,470.00		1.0		18,470.00
12	Ribbon Curb	125.0	LF	20.75	2,593.75	125.0	125.0	\$2,593.75	2,593.75
Subtotal					\$472,887.90			141,568.75	472,887.90
Total Page:					\$472,887.90			141,568.75	472,887.90
Grand Total					\$1,962,960.79			134,833.50	1,973,580.79

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

STATE OF FLORIDA

COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared [Signature] ("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 **Sarasota Land Services, Inc.**, a corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$121,350.15** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **04/29/2021** to Owner on the following real property:

Toscana Isles CDD

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

SIGNED, SEALED and DELIVERED this 7th day of JUNE, 2021

[Signature]
SLS, Inc.

Print Name: Mike Carroll

SWORN TO AND SUBSCRIBED before me this 7th day of JUNE, 2021 by Mike Carroll, 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)



[Signature]
Signature of Notary Public

Toni Porcelli
Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 4.15.23

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

STATE OF FLORIDA

COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared Mike Corcelli ("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 **Sarasota Land Services, Inc.**, a corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$13,598.46** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 05/07/2021 to Owner on the following real property:

Toscana Isles CDD

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

SIGNED, SEALED and DELIVERED this 7th day of JUNE, 2021

[Signature]

Print Name: Mike Corcelli

SWORN TO AND SUBSCRIBED before me this 7th day of JUNE 2021 by Mike Corcelli, 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)



[Signature]

Signature of Notary Public

Toni Porcelli

Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 4.15.23

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4M

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. 311**

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: 311
- (B) Name of Payee: Sarasota Land Services, Inc.
- (C) Amount Payable: \$13,598.46
- (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):

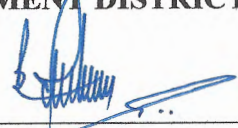
Application #479003, dated 05/07/2021 – Progress Payment on Contract, less Retainage

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: 5-19-21

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:

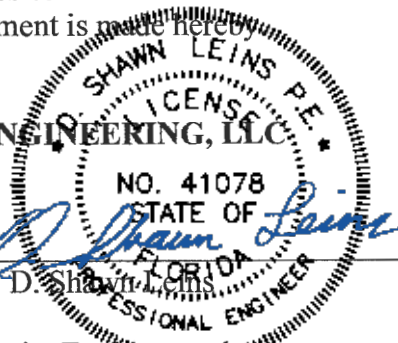
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified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



As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021

**SARASOTA LAND SERVICES, INC.
APPLICATION AND CERTIFICATE FOR PAYMENT**

APPLICATION NO: 479003
 PERIOD TO: May 7, 2021
 PROJECT NOS: 471
 SUBCONTRACT #: _____
 CONTRACT DATE: September 8, 2020
 COST CODE: _____
 OWNER JOB #: _____

TO OWNER: Toscana Isles Community Development District
 FROM CONTRACTOR Sarasota Land Services, Inc.
 CONTRACT FOR: Clearing, Grading and Road Construction
 PROJECT: Toscana 7
 Contractor Number: _____
 VIA ENGINEER: A&M Engineering Inc.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR'S APPLICATION FOR PAYMENT
 Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

CONTRACTOR: A&M Engineering Inc. Date: May 7, 2021
 By: [Signature]
 State of Florida
 County of Manatee
 Subscribed and sworn to before me this 7th day of May, 2021
 Notary Public
 Lisa M Taylor
 Printed Name of Notary
 GG088051
 Commission Number
 20-JUN-21
 My Commission expires

1. ORIGINAL CONTRACT SUM \$ 310,685.15
 2. NET CHANGE BY CHANGE ORDERS \$ 144,273.52
 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 454,858.67
 4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET) \$ 454,858.67
 5. RETAINAGE:
 a. 10 % of Completed Work \$ 45,485.87
 b. % of Stored Material \$ _____
 Total Retainage (Line 5a + 5b or Total in Column J on Continuation Sheet) \$ 45,485.87
 6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 409,372.80

ENGINEER'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.
 AMOUNT CERTIFIED \$ _____
 (Attach explanation of amount certified differs from the amount applied for. Initial all figures on this Application and on the Certificate shall be changed to conform to the amount certified.)
 ENGINEER: [Signature] STATE OF FLORIDA PROFESSIONAL ENGINEER
 By: _____ Date: 05/24/2021

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 395,774.34
 8. CURRENT PAYMENT DUE \$ 13,598.40
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 8 minus Line 6) \$ 45,485.87

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 129,164.12	
Total approved this Month (CO's #4)	\$ 15,109.40	
TOTALS	\$ 144,273.52	\$ 144,273.52

NET CHANGES by Change Order

This Certificate is not applicable if the amount CERTIFIED is payable only to the Contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SARASOTA LAND SERVICES, INC.

4906 State Road 64, East - Bradenton, FL 34206 - Phone: (941) 744-0211; Fax: (941) 744-0411

Draw: # 479003

OWNER: Toscana Isles Community Development District

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

May 7, 2021

Inclusive

DATE: May 7, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CLEARING AND GRADING									
1	Wheel Cleaning Device if required	1.0	LS	3,500.00	3,500.00		1.00		3,500.00
2	Mobilization	1.0	LS	2,000.00	2,000.00		100%		2,000.00
3	Disk	1.0	LS	2,000.00	2,000.00		100%		2,000.00
4	Excavation and Grading	1.0	LS	26,730.00	26,730.00		100%		26,730.00
5	Bond if Required	1.0	LS	3,625.00	3,625.00		1.00		3,625.00
Subtotal					\$37,855.00				\$37,855.00
CO#3 Miscellaneous									
5	Additional Bond	1.0	LS	1393.74	\$1,393.74		1.0		\$1,393.74
Subtotal					\$39,248.74				\$1,393.74
CO#4 Miscellaneous									
5	Additional Bond	1.0	LS	164.40	\$164.40	1.0	1.0	\$164.40	\$164.40
Subtotal					\$164.40				\$164.40
TOTAL PAGE:					\$39,413.14			\$164.40	\$39,413.14

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

STATE OF FLORIDA
COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared [Signature] ("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 **Sarasota Land Services, Inc.**, a corporation, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of **\$121,350.15** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through **04/29/2021** to Owner on the following real property:

Toscana Isles CDD

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

SIGNED, SEALED and DELIVERED this 7th day of JUNE, 2021

[Signature]
SLS, Inc.

Print Name: Mike Carroll

SWORN TO AND SUBSCRIBED before me this 7th day of JUNE, 2021 by Mike Carroll, 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)



[Signature]
Signature of Notary Public

Toni Porcelli
Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 4.15.23

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

STATE OF FLORIDA
COUNTY OF Sarasota

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

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3. The undersigned Contractor, in consideration of the sum of **\$13,598.46** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 05/07/2021 to Owner on the following real property:

Toscana Isles CDD

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

SIGNED, SEALED and DELIVERED this 7th day of June, 2021

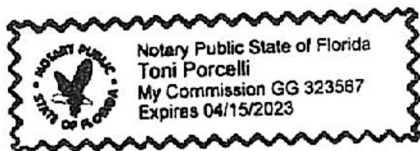
[Signature]

Signature

Print Name: Mike Correll

SWORN TO AND SUBSCRIBED before me this 7th day of June 2021 by Mike Correll, 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)



[Signature]

Signature of Notary Public

Toni Porcelli

Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 4.15.23

SARASOTA LAND SERVICES, INC.

4908 State Road 64, East • Bradenton, FL 34208 • Phone: (941) 744-0211; Fax: (941) 744-0411

Draw: # 479003

OWNER: Toscana Isles Community Development District

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

May 7, 2021

Inclusive

DATE:

May 7, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 7 Road Construction									
1	Subbase 8" 40 LBR	10,315.0	SY	2.50	25,787.50		10,315.0		25,787.50
2	8" Cement Treated Base	7,830.0	SY	8.25	64,597.50		7,830.0		64,597.50
3	Screen Base Material	2,275.0	CY	2.00	4,550.00		2,275.0		4,550.00
4	Prime and Matte	7,830.0	SY	0.55	4,306.50		7,830.0		4,306.50
5	1" Type SP-9.5 Asphalt	7,830.0	SY	5.88	46,040.40		7,830.0		46,040.40
6	Pavement Markings	1.0	LS	950.00	950.00		1.00		950.00
7	Type F Curb	3,546.0	LF	12.95	45,920.70		3,546.0		45,920.70
8	Miami Curb	3,504.0	LF	9.95	34,864.80		3,504.0		34,864.80
9	16" Modified F Curb	395.0	LF	9.95	3,930.25		395.0		3,930.25
10	12" by 10" Ribbon Curb	840.0	LF	23.50	19,740.00		840.0		19,740.00
11	Valley Gutter Tie Ins	6.0	EA	220.00	1,320.00		6.0		1,320.00
12	4" Walk	1,700.0	SF	3.80	6,460.00		1,700.0		6,460.00
13	6" LIR Station Drive	750.0	SF	5.35	4,012.50		750.0		4,012.50
14	Final Dress	1.0	LS	10,250.00	10,250.00		100%		10,250.00
				Subtotal:	\$272,730.15				\$272,730.15
CO #2 - Road Construction									
15	F Catch Curb	326.0	LF	5.25	1,711.50		326.00		1,711.50
CO#3 - Miscellaneous									
16	Road Closed Signs (Delivered)	2.0	EA	395.00	790.00		2.00		790.00
17	R&R Curb on 3 Traffic Islands	1.0	LS	3,737.20	3,737.20		1.00		3,737.20
18	Additional LIR Station turn around	194.0	SF	5.50	1,067.00		194.00		1,067.00
				Subtotal:	\$7,305.70				\$7,305.70
CO#4 - Miscellaneous									
1	Grading sidewalks/ditch/Rip-Rap	1.0	LS	11550	\$11,550.00		1.0		\$11,550.00
2	Additional Sidewalk	1.0	LS	3955	\$3,955.00		1.0		\$3,955.00
3	Credit Shell	1.0	LS	-560	-\$560.00		1.0		-\$560.00
				Subtotal:	\$14,945.00				\$14,945.00
Total Page:					\$294,980.85				\$294,980.85
Total Pages 2 & 3					\$334,393.99				\$334,393.99

SARASOTA LAND SERVICES, INC.

4908 Santa Road 64, East - Bradenton, FL 34208 - Phone: (941) 744-0211; Fax: (941) 744-0411

OWNER: Toscana Isles Community Development District

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

May 7, 2021

Inclusive

DATE: May 7, 2021

Draw: # 479003

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CO #1 - Turn Lane									
1	Maintenance of Traffic	1.0	LS	6,600.00	6,600.00		100%		6,600.00
2	Excavation & Grading	1.0	LS	10,950.00	10,950.00		100%		10,950.00
3	12" Stabilized Subgrade 40 LBR	860.0	SY	5.30	4,558.00		860.0		4,558.00
4	Stabilize Shoulder 40 LBR	180.0	SY	5.00	900.00		180.0		900.00
5	10" FDOT Shell Base	685.0	SY	18.20	12,467.00		685.0		12,467.00
6	Prime & Matte	685.0	SY	0.55	376.75		685.0		376.75
7	3' Valley Crossing	1.0	LS	6,985.00	6,985.00		1.0		6,985.00
8	FDOT Flume	2.0	EA	975.00	1,950.00		2.0		1,950.00
9	9" x 12" Ribbon Curb	80.0	LF	36.90	2,952.00		80.0		2,952.00
10	2' Valley Crossing	1.0	EA	3,195.00	3,195.00		1.0		3,195.00
11	Lift Station Drive	1,960.0	SF	5.50	10,780.00		1,960.0		10,780.00
12	3" Type SP 12.5 Asphalt	685.0	SY	28.70	19,659.50		685.0		19,659.50
13	1" Type FC 9.5 Asphalt	1,421.0	SY	12.25	17,407.25		1,421.0		17,407.25
14	Pavement Milling	736.0	SY	16.13	11,871.68		736.0		11,871.68
15	Pavement Markings	1.0	LS	4,850.00	4,850.00		1.00		4,850.00
16	Final Dress	1.0	L	8,975.00	8,975.00		100%		8,975.00
17	Credit Lift Station Drive PH.7	-750.0	SF	5.35	-4,012.50		-750.0		-4,012.50
					Subtotal:	\$120,464.68			\$120,464.68
					Total Page:	\$120,464.68			\$120,464.68
					TOTAL REVISED CONTRACT	\$454,858.67		\$15,109.40	\$454,858.67

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4N

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. 312**

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: 312
- (B) Name of Payee: Nostalgic Lampposts & Mailboxes Plus, Inc.
- (C) Amount Payable: **\$18,290.00**
- (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):

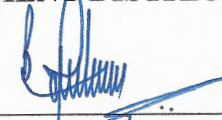
Invoice #8584 – Install 3 Street & 4 Speed Limit Signs	\$ 8,245.00
Invoice #8682 – Install 7 Street Signs	\$10,045.00

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: 5-20-21

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.

SHAWN LEINS P.E.
AM ENGINEERING, LLC
NO. 41078
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

By: *Shawn Leins*

As District Engineer and
Consulting Engineer to the District

Date: 05/24/2021



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

BILL TO

Tuscan Islands Community
Development District
6561 Palmer Park Circle
Suite B
Sarasota, FL 34238

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8584	03/22/2021	\$8,245.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
SL-445 2 Street sign blades (custom) 30" HID stop sign w/backer decorative base with fluted 4" post.	3	1,435.00	4,305.00
SL-446 Speed Limit Signs w/ backer decorative base with fluted 4" post	4	985.00	3,940.00

Includes concrete bases with galvanized J-bolts to be poured prior to installation.
Includes all labor and materials

BALANCE DUE

\$8,245.00

[Handwritten Signature]
5/20/2021



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8682	04/12/2021	\$10,045.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
SL-445 2 Street sign blades (custom) 30" HID stop sign w/backer decorative base with fluted 4" post.	7	1,435.00	10,045.00
Includes concrete bases with galvanized J-bolts to be poured prior to installation. Includes all labor and materials			

BALANCE DUE

\$10,045.00

[Signature]
5/20/2021

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida
County of Charlotte

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

1. He or she is the Secretary (title), of Nostalgic Lampposts & Mailboxes Plus, Inc., a Florida corporation, which does business in the State of Florida, hereinafter referred to as the "Contractor".
2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at 899 Knights Trail Rd., Venice, FL 34275 known as Toscana Isles.
3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$18,290.00.
4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.
5. In consideration of final payment to Contractor in the amount of \$18,290.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.
6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.
7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

Signed, sealed, and delivered this 7 day of June, 2021

X [Signature]
Print Name: Deanna Burkhat

SWORN TO AND-SUBSCRIBED before me this 7 day of June, 2021 by Deanna Burkhat, 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.

 Sharon Berhow
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG962782
Expires 2/26/2024

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

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

40

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. 313**

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: **313**
- (B) Name of Payee: **AM Engineering, LLC**
- (C) Amount Payable: **\$9,045.90**
- (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 52448 – Progress Billing through 05/21/21 - \$9,045.90

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: 6-24-21

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.

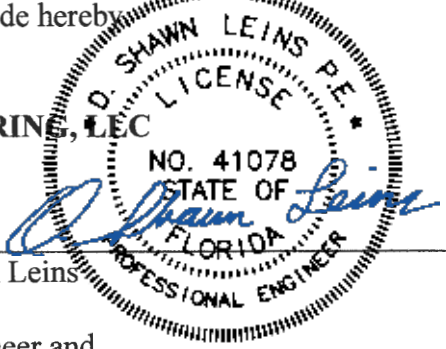
The undersigned further certifies that:

- (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: 06/30/2021



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

Invoice Date 5/27/2021

Invoice Number 52448

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**

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
2-MAN FIELD CREW	1.25 125.00/hr	156.25
PROF. SURVEYOR	0.50 120.00/hr	60.00
Total charges in addition to contract		\$216.25
Total charges covered by contract fee		\$8,719.56
For professional services rendered		\$8,935.81

Reimbursable Charges :

	<u>Qty/Price</u>	
COURIER/DELIVERY	2 \$40.00	80.00
FEDERAL EXPRESS	1 \$30.09	30.09
Total charges in addition to contract		\$110.09
Total reimburseables		\$110.09

Total amount of this bill \$9,045.90

ADDITIONAL CONTRACT CHARGES: LOCATE SIDEWALK FOR EASEMENT - \$216.25

For Professional services rendered through
 Thank you for your business!

TASK #	DESCRIPTION	CDD	DEVELOPER	SCHEDULED VALUE BOTH	PREVIOUS APPS. CDD	PREV. APPS. DEVELOPER	PREV. APPS BOTH	THIS APPLICATION CDD	THIS APPLICATION DEV	THIS APPLICATION BOTH	TOTAL BILLED TO DATE CDD	CDD % Complete	TOTAL BILLED TO DATE DEV	DEV % Complete	TOTAL BILLED TO DATE BOTH	BOTH % Complete	BALANCE TO FINISH	BALANCE TO FINISH	BALANCE TO FINISH
I.	CITY OF VENICE REZONING	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$8,000.00	100.00%	\$8,000.00	100.00%	\$0.00	\$0.00	\$0.00
II.	IBERA BANK TRACT REZONING	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$10,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
III.	SITE DEVELOPMENT PLANS - VENICE	\$0.00	\$40,000.00	\$40,000.00	\$0.00	\$36,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$36,000.00	90.00%	\$36,000.00	90.00%	\$0.00	\$4,000.00	\$4,000.00
IV.	ACOE	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	N/A	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
V.	SFWFMD	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	N/A	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
Vla.	CONSTRUCTION PLANS	\$130,410.00	\$14,490.00	\$144,900.00	\$130,410.00	\$14,490.00	\$144,900.00	\$0.00	\$0.00	\$0.00	\$130,410.00	100.00%	\$14,490.00	100.00%	\$144,900.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 1	\$117,000.00	\$13,000.00	\$130,000.00	\$117,000.00	\$13,000.00	\$130,000.00	\$0.00	\$0.00	\$0.00	\$117,000.00	100.00%	\$13,000.00	100.00%	\$130,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 2	\$13,410.00	\$1,490.00	\$14,900.00	\$13,410.00	\$1,490.00	\$14,900.00	\$0.00	\$0.00	\$0.00	\$13,410.00	100.00%	\$1,490.00	100.00%	\$14,900.00	100.00%	\$0.00	\$0.00	\$0.00
Vlb.	CONSTRUCTION PLANS	\$183,312.90	\$20,368.10	\$203,681.00	\$183,312.90	\$20,368.10	\$203,681.00	\$0.00	\$0.00	\$0.00	\$183,312.90	100.00%	\$20,368.10	100.00%	\$203,681.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 1, PHASE 4	\$16,290.00	\$1,810.00	\$18,100.00	\$16,290.00	\$1,810.00	\$18,100.00	\$0.00	\$0.00	\$0.00	\$16,290.00	100.00%	\$1,810.00	100.00%	\$18,100.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 2, PHASE 5	\$68,377.50	\$7,597.50	\$75,975.00	\$68,377.50	\$7,597.50	\$75,975.00	\$0.00	\$0.00	\$0.00	\$68,377.50	100.00%	\$7,597.50	100.00%	\$75,975.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 2, PHASE 6	\$66,155.40	\$7,350.60	\$73,506.00	\$66,155.40	\$7,350.60	\$73,506.00	\$0.00	\$0.00	\$0.00	\$66,155.40	100.00%	\$7,350.60	100.00%	\$73,506.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION PLANS - UNIT 3, PHASE 7	\$32,490.00	\$3,610.00	\$36,100.00	\$32,490.00	\$3,610.00	\$36,100.00	\$0.00	\$0.00	\$0.00	\$32,490.00	100.00%	\$3,610.00	100.00%	\$36,100.00	100.00%	\$0.00	\$0.00	\$0.00
VII.	PLAN MODIFICATIONS	\$43,244.11	\$3,710.34	\$46,954.45	\$43,244.11	\$3,710.34	\$46,954.45	\$0.00	\$0.00	\$0.00	\$43,244.11	100.00%	\$3,710.34	100.00%	\$46,954.45	100.00%	\$0.00	\$0.00	\$0.00
VIII.	FIRST OVERALL PLAT	\$0.00	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00	\$23,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$23,000.00	100.00%	\$23,000.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT	\$9,000.00	\$1,000.00	\$10,000.00	\$9,000.00	\$1,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	100.00%	\$1,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PRELIMINARY PLAT - UNIT 2	\$15,750.00	\$1,750.00	\$17,500.00	\$15,750.00	\$1,750.00	\$17,500.00	\$0.00	\$0.00	\$0.00	\$15,750.00	100.00%	\$1,750.00	100.00%	\$17,500.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT	\$7,695.00	\$855.00	\$8,550.00	\$7,695.00	\$855.00	\$8,550.00	\$0.00	\$0.00	\$0.00	\$7,695.00	100.00%	\$855.00	100.00%	\$8,550.00	100.00%	\$0.00	\$0.00	\$0.00
	PRELIMINARY PLAT - UNIT 3	\$16,895.00	\$1,855.00	\$18,550.00	\$16,895.00	\$1,855.00	\$18,550.00	\$0.00	\$0.00	\$0.00	\$16,895.00	100.00%	\$1,855.00	100.00%	\$18,550.00	100.00%	\$0.00	\$0.00	\$0.00
	AMENDMENT WEST - UNIT 3	\$9,000.00	\$1,000.00	\$10,000.00	\$9,000.00	\$1,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	100.00%	\$1,000.00	100.00%	\$10,000.00	100.00%	\$0.00	\$0.00	\$0.00
IX.	PLATTING	\$0.00	\$147,683.05	\$147,683.05	\$0.00	\$132,623.05	\$132,623.05	\$0.00	\$1,505.00	\$1,505.00	\$0.00	N/A	\$134,128.05	90.82%	\$134,128.05	90.82%	\$0.00	\$13,555.00	\$13,555.00
	PLATTING - PHASE 1	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$30,000.00	100.00%	\$30,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 2	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$11,200.00	100.00%	\$11,200.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 3	\$0.00	\$9,378.00	\$9,378.00	\$0.00	\$9,378.00	\$9,378.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$9,378.00	100.00%	\$9,378.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 4	\$0.00	\$20,522.00	\$20,522.00	\$0.00	\$20,522.00	\$20,522.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$20,522.00	100.00%	\$20,522.00	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 5	\$0.00	\$33,683.05	\$33,683.05	\$0.00	\$33,683.05	\$33,683.05	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$33,683.05	100.00%	\$33,683.05	100.00%	\$0.00	\$0.00	\$0.00
	PLATTING - PHASE 6	\$0.00	\$30,700.00	\$30,700.00	\$0.00	\$15,640.00	\$15,640.00	\$0.00	\$1,505.00	\$1,505.00	\$0.00	N/A	\$17,145.00	55.85%	\$17,145.00	55.85%	\$0.00	\$13,555.00	\$13,555.00
	PLATTING - PHASE 7	\$0.00	\$12,200.00	\$12,200.00	\$0.00	\$12,200.00	\$12,200.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$12,200.00	100.00%	\$12,200.00	100.00%	\$0.00	\$0.00	\$0.00
X.a.	CONSTRUCTION ADMINISTRATION	\$31,050.00	\$3,450.00	\$34,500.00	\$31,050.00	\$3,450.00	\$34,500.00	\$0.00	\$0.00	\$0.00	\$31,050.00	100.00%	\$3,450.00	100.00%	\$34,500.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 1	\$24,300.00	\$2,700.00	\$27,000.00	\$24,300.00	\$2,700.00	\$27,000.00	\$0.00	\$0.00	\$0.00	\$24,300.00	100.00%	\$2,700.00	100.00%	\$27,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 2	\$6,750.00	\$750.00	\$7,500.00	\$6,750.00	\$750.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00	100.00%	\$750.00	100.00%	\$7,500.00	100.00%	\$0.00	\$0.00	\$0.00
X.b.	CONSTRUCTION ADMINISTRATION	\$85,140.00	\$9,460.00	\$94,600.00	\$78,475.00	\$8,719.50	\$87,194.50	\$1,665.00	\$185.00	\$1,850.00	\$80,140.00	94.13%	\$8,904.50	94.13%	\$89,044.50	94.13%	\$5,000.00	\$555.50	\$5,555.50
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 1, PHASE 4	\$10,800.00	\$1,200.00	\$12,000.00	\$10,800.00	\$1,200.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$10,800.00	100.00%	\$1,200.00	100.00%	\$12,000.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 2, PHASE 5	\$26,550.00	\$2,950.00	\$29,500.00	\$26,550.00	\$2,950.00	\$29,500.00	\$0.00	\$0.00	\$0.00	\$26,550.00	100.00%	\$2,950.00	100.00%	\$29,500.00	100.00%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION ADMIN. - UNIT 2, PHASE 6	\$27,630.00	\$3,070.00	\$30,700.00	\$27,630.00	\$3,070.00	\$30,700.00	\$90.00	\$10.00	\$100.00	\$22,630.00	81.90%	\$2,515.00	81.92%	\$25,145.00	81.91%	\$5,000.00	\$555.00	\$5,555.00
	CONSTRUCTION ADMIN. - UNIT 3, PHASE 7	\$20,160.00	\$2,240.00	\$22,400.00	\$18,585.00	\$2,064.50	\$20,649.50	\$1,575.00	\$175.00	\$1,750.00	\$20,160.00	100.00%	\$2,239.50	99.98%	\$22,399.50	100.00%	\$0.00	\$0.00	\$0.00
XI.a.	PROJECT CLOSEOUT	\$21,150.00	\$2,350.00	\$23,500.00	\$21,150.00	\$2,350.00	\$23,500.00	\$0.00	\$0.00	\$0.00	\$21,150.00	100.00%	\$2,350.00	100.00%	\$23,500.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 1	\$14,400.00	\$1,600.00	\$16,000.00	\$14,400.00	\$1,600.00	\$16,000.00	\$0.00	\$0.00	\$0.00	\$14,400.00	100.00%	\$1,600.00	100.00%	\$16,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 2	\$6,750.00	\$750.00	\$7,500.00	\$6,750.00	\$750.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00	100.00%	\$750.00	100.00%	\$7,500.00	100.00%	\$0.00	\$0.00	\$0.00
XI.b.	PROJECT CLOSEOUT	\$85,140.00	\$9,460.00	\$94,600.00	\$65,304.00	\$7,256.00	\$72,560.00	\$6,777.00	\$753.00	\$7,530.00	\$72,081.00	84.66%	\$8,009.00	84.66%	\$80,090.00	84.66%	\$13,059.00	\$1,451.00	\$14,510.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A	\$0.00	N/A	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 1, PHASE 4	\$10,800.00	\$1,200.00	\$12,000.00	\$10,800.00	\$1,200.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$10,800.00	100.00%	\$1,200.00	100.00%	\$12,000.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 2, PHASE 5	\$26,550.00	\$2,950.00	\$29,500.00	\$26,550.00	\$2,950.00	\$29,500.00	\$0.00	\$0.00	\$0.00	\$26,550.00	100.00%	\$2,950.00	100.00%	\$29,500.00	100.00%	\$0.00	\$0.00	\$0.00
	PROJECT CLOSEOUT - UNIT 2, PHASE 6	\$27,630.00	\$3,070.00	\$30,700.00	\$17,325.00	\$1,925.00	\$19,250.00	\$6,777.00	\$753.00	\$7,530.00	\$24,102.00	87.23%	\$2,678.00	87.23%	\$26,780.00	87.23%	\$3,528.00	\$392.00	\$3,920.00
	PROJECT CLOSEOUT - UNIT 3, PHASE 7	\$20,160.00	\$2,240.00	\$22,400.00	\$11,810.00	\$1,181.00	\$11,810.00	\$0.00	\$0.00	\$0.00	\$10,629.00	52.72%	\$1,181.00	52.72%	\$11,810.00	52.72%	\$9,531.00	\$1,069.00	\$10,590.00
XII.	SURVEYING	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	100.00%	\$0.00	N/A	\$25,000.00	100.00%	\$0.00	\$0.00	\$0.00

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4P

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 314**

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: 314
- (B) Name of Payee: Boone, Boone & Boone, P.A.
- (C) Amount Payable: **\$1,232.75**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice #229579 March 2021 Services related to various construction matters.

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: 6-24-21

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.

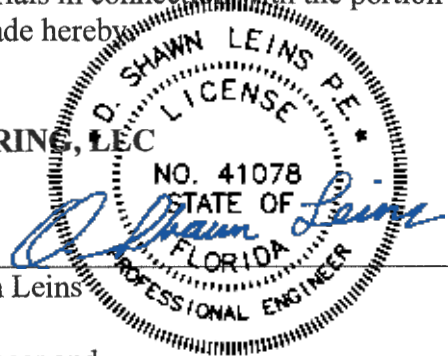
The undersigned further certifies that:

- (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, LEC

By: _____

D. Shawn Leins



As District Engineer and Consulting Engineer to the District

Date: 06/30/2021

LAW OFFICES
BOONE, BOONE & BOONE, P.A.
P.O. BOX 1596

VENICE, FLORIDA 34285

TELEPHONE (941) 488-6716

June 2, 2021

Toscana Isles Community Development
District
VIA EMAIL: ahays@vanguardland.com

V67-16922 JAB
Invoice Number 229579

Toscana Isles Community Development District

This statement covers time through March 31, 2021

Services rendered in this matter include:

03/04/21	JAB	0.50	Conference call with John Peshkin and Alex Hays regarding Michael Laboe; work on follow up matters after call.
03/04/21	JAB	0.25	Review reports from Alex Hays following call.
03/04/21	JTC	0.50	Discussion w/ J. Boone, Ja. Boone, J. Peshkin and A. Hays regarding issues w/ resident, and CDD board member, regarding false allegations concerning road conditions, and other matters, and need for meeting w/ City Manager to head off issues.
03/08/21	JAB	0.25	Have Lee Fosco provide report and update.
03/12/21	JAB	0.25	Learn that Lee has heard back from city manager's assistant that we still do not have a meeting date; attempted telephone call to Ed LaVallee on his cell phone, leave message.
03/12/21	JRB	0.25	Update Alex Hays re: status of meeting with City Manager.
03/16/21	JAB	0.50	Telephone call from and discussion with Ed LaVallee.
03/16/21	JAB	0.25	Discussion with Alex Hays, reporting on telephone call discussion with Ed LaVallee.
03/18/21	JAB	0.25	Receipt and review email from Alex Hays.

Total hours: 3.00

Total fees: \$1,225.00

COSTS INCURRED; NOT PREVIOUSLY BILLED:

7.75

Total Amount for this Bill:

\$1,232.75


6/7/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4Q

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. 315**

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: 315
- (B) Name of Payee: Care Electric, Inc.
- (C) Amount Payable: **\$4,995.00**
- (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):

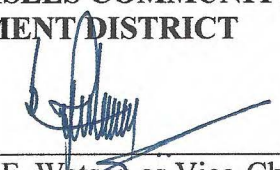
Invoice 25383 – North Entrance Panel \$2,435.00
Invoice 25554 – North Entrance Gate Operator Power \$2,560.00

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: 6-24-21

CONSULTING ENGINEER'S APPROVAL

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

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

The undersigned further certifies that:

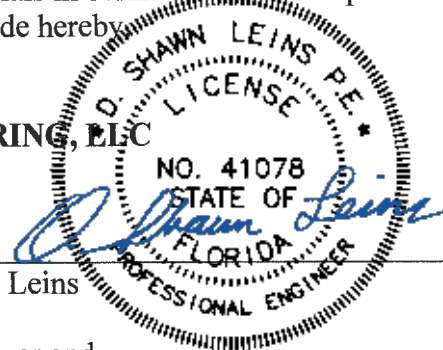
- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District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

AM ENGINEERING, ELC

By: _____
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021



Care Electric, Inc.

5633 Sarah Avenue
Sarasota, FL 34233

Lic. # EC0002362

Phone # 941-925-3367

Invoice

Date	Invoice #
5/20/2021	25383

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	JOB: NORTH ENTRANCE PANEL SITE: 745 RAVELLO BLVD. CONTRACT PRICE	2,435.00	2,435.00
		Total	\$2,435.00

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

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

[Handwritten signature]
5/20/2021

Care Electric, Inc.

5633 Sarah Avenue
Sarasota, FL 34233

Lic. # EC0002362

Phone # 941-925-3367

Invoice

Date	Invoice #
6/16/2021	25554

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	JOB: NORTH ENTRANCE GATE OPERATOR POWER SITE: 110 TOSCAVILLE BLVD CONTRACT PRICE	2,560.00	2,560.00
		Total	\$2,560.00

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

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

6/21/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4R

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. 316

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: 316
- (B) Name of Payee: Guy's Hauling & Dumpster Service, Inc.
- (C) Amount Payable: **\$290.00**
- (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):

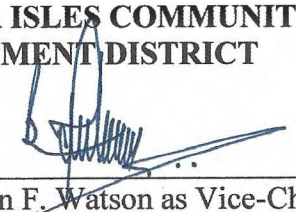
Invoice #5137 2020 1229 Portable Toilet for Construction	\$ 95.00
Invoice #81450 2021 0607 Dumpster for Construction	\$100.00
Invoice #1176 2021 0618 Portable Toilet for Construction	\$ 95.00

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

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

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

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Brian F. Watson as Vice-Chair
Date: 6-24-21

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.

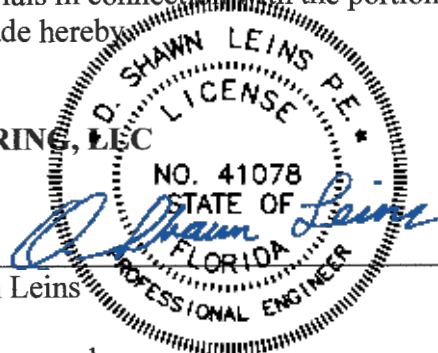
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021





Jenni Jon's



941-730-4896
FREAKY CLEAN!

JENNI & GUY'S INVOICE

Jenni & Guy
3101 21st Street Court East
Palmetto, FL 34221
United States

Phone: 941-355-6061
Mobile: 941-730-4896

BILL TO
Toscana Isles Community Development District
Alex
100 Maraviya Boulevard
Nokomis, Florida 34275
United States

941-724-0605
ahays@vanguardland.com

Invoice Number: 5137
Invoice Date: December 29, 2020
Payment Due: January 28, 2021
Amount Due (USD): \$95.00

Items	Quantity	Price	Amount
Portable Toilet	1	\$95.00	\$95.00
Total:			\$95.00
Amount Due (USD) :			\$95.00

Notes / Terms

100 Tosca - Villa Blvd., Nokomis, FL 34275

[Handwritten signature]
6/14/2021

We are VERY excited to announce that our businesses are joining forces. Jenni and Guy have so much to offer this industry and will continue to provide EXCELLENT customer service. Please reach out with any questions. -Jenni & Guy

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 #
6/7/2021	81450

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

Due Date
6/22/2021

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

Terms
due in 15 days

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

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

Total	\$100.00
--------------	----------

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

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

6/14/2021

Guy's Hauling and Dumpster Service Inc

Invoice



DBA Jenni and Guy's

3101 21st St Ct E

Palmetto, FL 34221

941-355-6061

jenniandguysportabletoilets@gmail.com

Date	Invoice #
6/18/2021	1176

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

P.O. No.	Terms	Due Date
100 Toscavilla Blvd	Net 30	7/18/2021

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

Thank you for your business.

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

Total \$95.00

[Handwritten Signature]
6/21/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4S

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. 317**

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: 317
- (B) Name of Payee: Juniper Landscaping of Florida, LLC
- (C) Amount Payable: **\$3,405.00**
- (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):

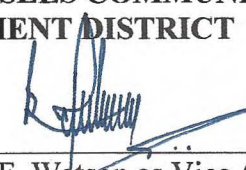
Invoice 121308 – Sod Repair

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: 6-24-21

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.

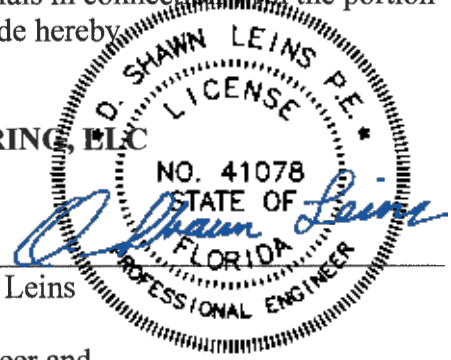
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021



Please Remit Payment to:

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



Invoice 121308

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
05/28/21	5/28/2021
Account Owner	PO#
Dan DeMont	

Item	Amount
#96970 - Toscana Entry Rip Rap Sod Repair	\$3,405.00
<i>Sod Install - 05/10/2021</i>	

Grand Total **\$3,405.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,405.00	\$1,600.00	\$0.00	\$0.00	\$0.00

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

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

[Handwritten Signature]
 6/1/2021

Thank you for allowing us to serve you.

JuniperLandscaping.com
 (941) 786-3827

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4T

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 318**

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: **318**
- (B) Name of Payee: **Martin P. Black**
- (C) Amount Payable: **\$4,000.00**
- (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):

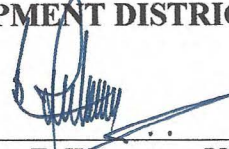
Invoice dated 06/01/2021 – KTR Buffer/Tree Entitlement Advisory Services

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: 6-24-21 _____

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:

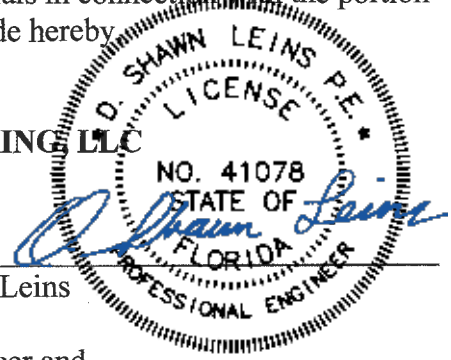
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified 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: 06/30/2021

MARTIN P. BLACK AICP ICMA-CM

LAND AND P-3 ADVISORS

INVOICE

June 1, 2021

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

DESCRIPTION	LINE TOTAL
Toscana Isles Buffer/Tree Replacement Entitlement Advisory Services	
Knights Trail Buffer 2" Tree Planting Standard	\$4,000.00
Total	\$4,000.00

Please make all checks payable to:

Martin P. Black
5799 Fran Court
North Port, Florida 34287
FEIN 45-5256394

[Handwritten Signature]
6/7/2021

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.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. MARTIN P BLACK	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
<input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____	<input type="checkbox"/> S Corporation
<input type="checkbox"/> Other (see instructions) ▶ _____	<input type="checkbox"/> Partnership
<input type="checkbox"/> Trust/estate	<input type="checkbox"/> Trust/estate
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.	
5 Address (number, street, and apt. or suite no.) See instructions. 5799 FRAN COURT	Requester's name and address (optional)
6 City, state, and ZIP code NORTH PORT FLORIDA 34287	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number									
or									
Employer identification number									
4	5	-	5	2	5	6	3	9	4

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	Signature of U.S. person	Date ▶ 3/21/2021
------------------	--------------------------	------------------

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4U

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 319**

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: **319**
- (B) Name of Payee: **Nostalgic Lampposts & Mailboxes Plus, Inc.**
- (C) Amount Payable: **\$2,236.50**
- (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):

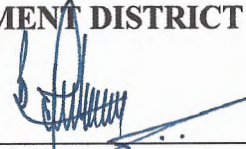
Invoice #8791 – Install No Trespassing Sign	\$ 199.50
Invoice #8865 – Install 2 Electronic Speeding Signs	\$ 950.00
Invoice #8866 – Install 10 Minute Parking Signs	\$ 590.00
Invoice #8867 – Install Reflectors on Guardrail	\$ 497.00

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: 6-24-21

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.

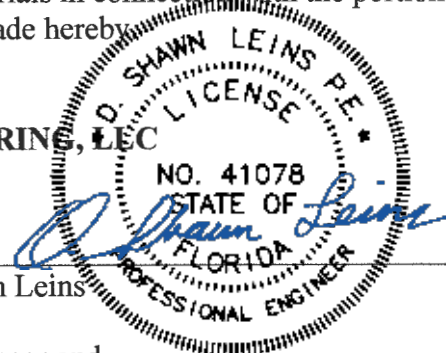
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: _____ 06/30/2021 _____





**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8791	05/19/2021	\$199.50	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
No Trespassing Sign Laurel Rd along wall opening			199.50
Post. 56.25			
Signage 48.25			
Materials 104.50			
Labor 95.00			

BALANCE DUE

\$199.50

[Handwritten Signature]
5-24-2021



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8865	06/16/2021	\$950.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Install 2 electronic speed signs with solar panels on existing posts.	2	475.00	950.00
Modify height of speed limit sign			
Includes installation labor and materials to modify post with extension painted to match.			
Association to provide electronic speed limit signage and solar panels			

BALANCE DUE

\$950.00

[Handwritten Signature]
6/21/2021



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8866	06/16/2021	\$590.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
10 minute parking signs to include hours	5	95.00	475.00
Backside of sign painted quaker bronze to match Installation			115.00

BALANCE DUE

\$590.00

[Handwritten Signature]
6/21/2021



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
8867	06/16/2021	\$497.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Install reflectors on guardrail			
Reflector arrows	2	95.00	190.00
Bracket	2	88.50	177.00
Labor	2	65.00	130.00

BALANCE DUE

\$497.00


6/21/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4V

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. 320**

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: 320
- (B) Name of Payee: Rusty Plumbing Company, Inc.
- (C) Amount Payable: \$4,526.00
- (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 #709-MISC dated 05/26/2021—Repairs for Phases 5&6 Lift Station

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: 6-24-21 _____

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

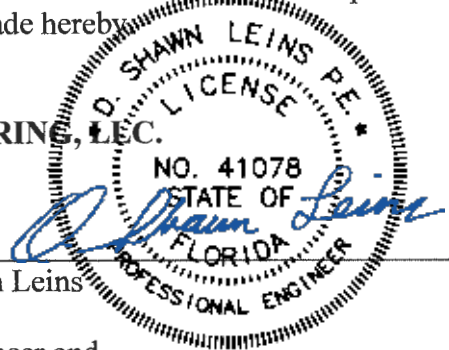
AM ENGINEERING, L.L.C.

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021



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

CUSTOMER #: 49
INVOICE #: 709-MISC
INVOICE DATE: 05/26/21
DUE DATE: 06/25/21

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

JOB: 709-19
TOSCANA ISLES PH 5 & 6
535 Gene Green Rd (LS #1)
100 Vinadio Way (LS #2)
NOKOMIS, FL 34275

DESCRIPTION	QUANTITY	PRICE	AMOUNT
REPAIRS DONE ON 4/21 & 4/22 DIG UP AND RAISE SEWER SERVICE AT LOT 565 W/ (2) 6" 45* BENDS, 6" PIPE & (1) 6" CAP, DIG UP AND CHANGE OUT BROKEN CORP STOP @ LOT 532, STRAIGHTEN FIRE HYDRANT & VALVE BOX, BACKFILL AND CLEANUP.	1LS	1650.100 / LS	1,650.10
REPAIRS DONE ON 4/30 DIG UP AND REPAIR BROKEN 1" WATER SERVICE AT LOT 169 & SET BOX TO GRADE	1LS	412.500 / LS	412.50
REPAIRS DONE ON 5/8 LOCATE AND FIX VALVE BOX PADS	1LS	303.400 / LS	303.40
REPAIRS DONE ON 5/6 - 5/10 INSTALL & REMOVE 12 SAMPLE POINTS FOR BACTEIA TESTING	1LS	2160.000 / LS	2,160.00
		NET DUE:	<u>4,526.00</u>

Thank you for your business!


6/11/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4W

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

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 321**

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: **321**
- (B) Name of Payee: **Sarasota Land Services, Inc.**
- (C) Amount Payable: **\$197,358.08**
- (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):

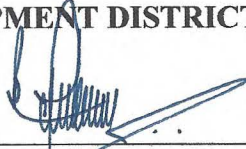
Application #471011, dated 06/08/2021 – Progress and Retainage Payment on Contract

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: 6-24-21

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

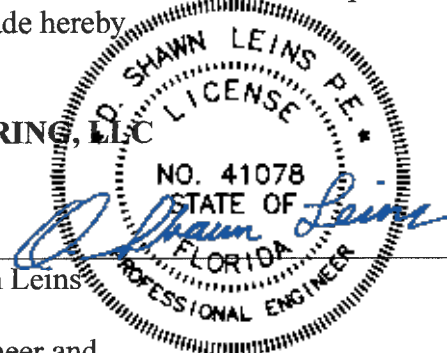
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: _____ 06/30/2021



**SARASOTA LAND SERVICES, INC.
APPLICATION AND CERTIFICATE FOR PAYMENT**

TO OWNER: Toscana Isles Community Development District
 FROM CONTRACTOR: Sarasota Land Services, Inc.
 CONTRACT FOR: Clearing, Grading and Road Construction
 PROJECT: Toscana 5 & 6
 Contractor Number:
 VIA ENGINEER: A&M Engineering Inc.

APPLICATION NO: 471011
 PERIOD TO: June 8, 2021 COST CODE:
 PROJECT NOS: 471 OWNER JOB #:
 SUBCONTRACT #:
 CONTRACT DATE: May 15, 2019

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

- 1. ORIGINAL CONTRACT SUM \$ 1,802,050.73
- 2. NET CHANGE BY CHANGE ORDERS \$ 171,530.09
- 3. CONTRACT SUM TO DATE (LINE 1 ± 2) \$ 1,973,580.82
- 4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET) \$ 1,973,580.79
- 5. RETAINAGE:
 - a. % of Completed Work \$
 - (Columns E plus F on Continuation Sheet)
 - b. % of Stored Material \$
 - (Column G on Continuation Sheet)
 - Total Retainage (Line 5a plus 5b or Total in Column J on Continuation Sheet) \$
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 1,973,580.79
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,776,222.71
- 8. CURRENT PAYMENT DUE \$ 197,358.08
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in PREVIOUS months by Owner	\$ 216,056.64	-44,526.55
Total approved THIS Month	\$	
TOTALS	\$ 216,056.64	\$ -44,526.55
NET CHANGES by Change Order		\$ 171,530.09

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: *[Signature]* Date: June 8, 2021

State of Florida
 County of Manatee

Subscribed and sworn to before me this 8th day of June, 2021



LISA MARIE TAYLOR
 MY COMMISSION # GG098051
 EXPIRES June 20, 2021

[Signature]
 Notary Public
 Lisa M Taylor
 Printed Name of Notary
 GG098051
 Commission Number
 20-Jun-21
 My Commission expires

(Notary Seal)

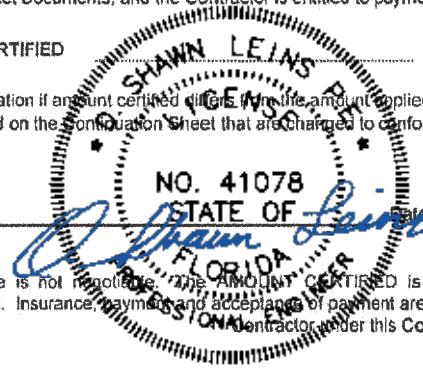
ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are charged to conform to the amount certified.)

ENGINEER: *[Signature]* NO. 41078 STATE OF FLORIDA 06/30/2021



This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable only to the Contractor named herein. Insurance, payments and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SARASOTA LAND SERVICES, INC.

4708 Dunn Road SE East - Bradenton, FL 34201 - Phone (941)744-0211, Fax (941)744-0411

OWNER: Tocana Isles Community Development District Draw: # 471011
 PROJECT NAME: Tocana Phase 5 & 6
 ENGINEER: ASM Engineering Inc.
 For Work Accomplished From Start To: June 8, 2021 Inclusive DATE: June 8, 2021

Item No	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CLEARING AND GRADING									
1	Cleaning and Grind	39.0	AC	3,000.00	117,000.00		39.00		117,000.00
2	Wheel Cleaning Device if required	1.0	LS	3,500.00	3,500.00		1.0		3,500.00
3	Mobilization	1.0	LS	3,500.00	3,500.00		1.00		3,500.00
4	Disk	91.7	AC	98.00	8,988.60		91.7		8,988.60
5	Temporary Dewatering Mech (Exc)	1.0	LS	9,500.00	9,500.00		1.0		9,500.00
6	36" ADS Pipe Installed (Haul Road)	80.0	LF	60.00	4,800.00		80.0		4,800.00
7	Excavation	156,500.0	CY	2.70	422,550.00		156,500.0		422,550.00
8	Grading	1.0	LS	29,650.00	29,650.00		1.00		29,650.00
9	Bond if Required	1.0	LS	20,200.00	20,200.00		1.0		20,200.00
	Subtotal				\$621,288.60				\$621,288.60
CO #1									
	Excavation								
7	Excavate, haul and bury unsuitable Material	1.0	LS	66972.50	66,972.50		1.0		66,972.50
	Total CO#1				\$66,972.50				\$66,972.50
CO #2									
7	Excavate, haul and bury unsuitable Material	1.0	LS	5120.00	\$5,120.00		1.0		\$5,120.00
	Total CO#2				\$5,120.00				\$5,120.00
CO #3									
1	Cleaning and Grubbing	1.0	LS	2360.00	\$2,360.00		1.0		\$2,360.00
7	Additional Excavation	17,190.0	CY	2.70	\$46,413.00		17,190.0		\$46,413.00
2	Crushed Concrete & Freight	1.0	LS	5550.00	\$5,550.00		1.0		\$5,550.00
3	12' Pump/Setup/Tear Down/Fuel	1.0	LS	6625.00	\$6,625.00		1.0		\$6,625.00
9	Additional Bond	1.0	LS	475.00	\$475.00		1.0		\$475.00
	Total CO#3				\$61,423.00				\$61,423.00
CO#4									
1	Miscellaneous/See CO#4	1.0	LS	14487.48	\$14,487.48		1.0		\$14,487.48
	Total CO#4				\$14,487.48				\$14,487.48
CO#5									
1	Road Construction Change/See CO#5	1.0	LS	25881.60	\$25,881.60		1.0		\$25,881.60
	Total CO#5				\$25,881.60				\$25,881.60
CO#6									
1	Road Construction Change/See CO#6	1.0	LS	-10,580.30	-\$10,580.30		1.0		-\$10,580.30
	Total CO#6				-\$10,580.30				-\$10,580.30
CO#7									
1	Road Construction Change	1.0	LS	12,982.51	\$12,982.51		1.0		\$12,982.51
	Total CO#7				\$12,982.51				\$12,982.51
CO#8									
1	Miscellaneous/See CO#8	1.0	LS	18,569.55	\$18,569.55		1.0		\$18,569.55
	Total CO#8				\$18,569.55				\$18,569.55
CO#9									
1	Miscellaneous/See CO#9	1.0	LS	-33,946.25	-\$33,946.25		1.0		-\$33,946.25
	Total CO#9				-\$33,946.25				-\$33,946.25
CO#10									
1	Miscellaneous/See CO#10	1.0	LS	8,780.00	\$8,780.00		1.0		\$8,780.00
	Total CO#10				\$8,780.00				\$8,780.00
CO#11									
1	Miscellaneous/See CO#11	1.0	LS	3,840.00	\$3,840.00		1.0		\$3,840.00
	Total CO#11				\$3,840.00				\$3,840.00
	TOTAL PAGE:				\$792,816.69				\$792,816.69

SARASOTA LAND SERVICES, INC.

4906 State Road 64, East - Bradenton, FL 34208 - Phone: (841) 744-0211; Fax: (841) 744-0411

OWNER: Toscana Isles Community Development District

Draw: # 471011

PROJECT NAME: Toscana Phase 5 & 6

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

June 8, 2021

, Inclusive

DATE:

June 8, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 5 Road Construction									
1	Subbase 8" 40 LBR	32,350.0	SY	2.15	69,552.50		32,350.0		69,552.50
2	8" Cement Treated Base	25,020.0	SY	8.25	206,415.00		25,020.0		206,415.00
3	Screen Base Material	5,450.0	CY	2.00	10,900.00		5,450.0		10,900.00
4	Prime and Matte	25,020.0	SY	0.55	13,761.00		25,020.0		13,761.00
5	1" Type SP-9.5 Asphalt	25,020.0	SY	5.38	134,607.60		25,020.0		134,607.60
6	Pavement Markings	1.0	LS	1,750.00	1,750.00		1.0		1,750.00
7	Miami Curb	20,870.0	LF	9.60	200,352.00		20,870.0		200,352.00
8	Valley Gutter Tie In	31.0	EA	220.00	6,820.00		31.0		6,820.00
9	Handicap Ramps	21.0	EA	495.00	10,395.00		21.0		10,395.00
10	6" Lift Station Drive	855.0	SF	5.20	4,446.00		855.0		4,446.00
11	Type F Curb	1,390.0	LF	11.61	16,137.90		1,390.0		16,137.90
12	Type F Curb Inlet	3.0	EA	196.40	589.20		3.0		589.20
13	Final Dress	1.0	LS	32,150.00	32,150.00		1.0		32,150.00
Subtotal					\$707,876.20				\$707,876.20
TOTAL PAGE:					\$707,876.20				\$707,876.20

SARASOTA LAND SERVICES, INC.

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

OWNER: Toscana Isles Community Development District
 PROJECT NAME: Toscana Phase 5 & 6
 ENGINEER: A&M Engineering Inc.
 For Work Accomplished From Start To:

Draw: # 471011

June 8, 2021 , Inclusive

DATE: June 8, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 6 Road Construction									
1	Maintenance of Traffic	1.0	LS	6,600.00	6,600.00		1.0		6,600.00
1	Subbase 8" 40 LBR	18,090.0	SY	2.15	38,893.50		18,090.0		38,893.50
2	8" Cement Treated Base	14,430.0	SY	8.25	119,047.50		14,430.0		119,047.50
3	Screen Base Material	3,130.0	CY	2.00	6,260.00		3,130.0		6,260.00
4	Prime and Matte	14,430.0	SY	0.55	7,936.50		14,430.0		7,936.50
5	1" Type SP-9.5 Asphalt	14,430.0	SY	5.38	77,633.40		14,430.0		77,633.40
6	Pavement Markings	1.0	LS	1,255.00	1,255.00		1.00		1,255.00
7	Miami Curb	10,500.0	LF	9.60	100,800.00		10,500.0		100,800.00
7	Drop Curb	60.0	LF	13.95	837.00		60.0		837.00
7	D Curb	480.0	LF	15.50	7,440.00		480.0		7,440.00
8	Valley Gutter Tie-In	24.0	EA	220.00	5,280.00		24.0		5,280.00
9	4" Walk	19,575.0	SF	3.75	73,406.25		19,575.0		73,406.25
10	Handicap Ramps	13.0	EA	495.00	6,435.00		13.0		6,435.00
11	Final Dress	1.0	LS	18,470.00	18,470.00		1.0		18,470.00
12	Ribbon Curb	125.0	LF	20.75	2,593.75		125.0		2,593.75
Subtotal					\$472,887.90				472,887.90
Total Page:					\$472,887.90				472,887.90
Grand Total					\$1,973,580.79				1,973,580.79

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4X

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. 322**

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: 322
- (B) Name of Payee: Sarasota Land Services, Inc.
- (C) Amount Payable: \$84,884.91
- (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):

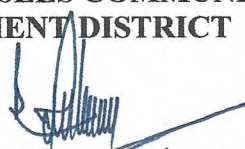
Application #479004, dated 06/01/2021 – Progress Payment and Retainage on Contract

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: 6-24-21

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.

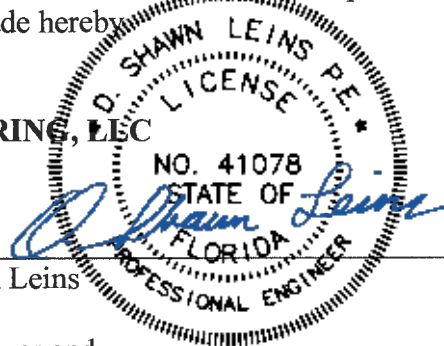
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021



SARASOTA LAND SERVICES, INC.
APPLICATION AND CERTIFICATE FOR PAYMENT

EXHIBIT "E"

TO OWNER: Toscana Isles Community Development District
FROM CONTRACTOR Sarasota Land Services, Inc.
CONTRACT FOR: Clearing, Grading and Road Construction
PROJECT: Toscana 7
Contractor Number:
VIA ENGINEER: A&M Engineering Inc.

APPLICATION NO: 479004R
PERIOD TO: June 1, 2021 COST CODE:
PROJECT NOS: 471 OWNER JOB #:
SUBCONTRACT #:
CONTRACT DATE: September 8, 2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

- 1. ORIGINAL CONTRACT SUM \$ 310,585.15
- 2. NET CHANGE BY CHANGE ORDERS \$ 183,672.56
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 494,257.71
- 4. TOTAL COMPLETED & STORED TO DATE (COLUMN H ON CONTINUATION SHEET) \$ 494,257.71
- 5. RETAINAGE:
 - a. % of Completed Work \$
 - (Columns E plus F on Continuation Sheet)
 - b. % of Stored Material \$
 - (Column G on Continuation Sheet)
- Total Retainage \$
- (Line 5a + 5b or Total in Column J on Continuation Sheet)
- 6. TOTAL EARNED LESS RETAINAGE \$ 494,257.71
- (Line 4 minus Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 409,372.80
- 8. CURRENT PAYMENT DUE \$ 84,884.91
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: June 1, 2021
By: [Signature]

State of Florida
County of Manatee

Subscribed and sworn to before me this

1st day of June 2021



[Signature]
Notary Public
Lisa M Taylor
Printed Name of Notary
GG098051
Commission Number
20-Jun-21
My Commission expires

(Notary Seal)

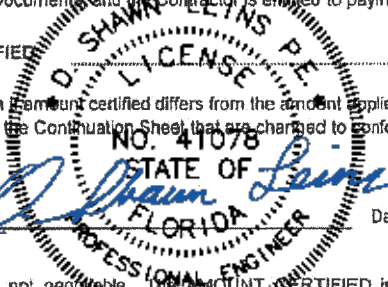
ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: [Signature] Date: 06/30/2021
By: [Signature]



This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Insurance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 144,273.52	
Total approved this Month (CO's #4&5)	\$ 39,399.04	
TOTALS	\$ 183,672.56	\$
NET CHANGES by Change Order		\$ 183,672.56

SARASOTA LAND SERVICES, INC.

4906 State Road 94, East - Bradenton, FL 34209 - Phone: (941) 744-0211; Fax: (941) 744-0411

OWNER: Toscana Isles Community Development District

Draw: # 479004R

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

June 1, 2021

, Inclusive

DATE:

June 1, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CLEARING AND GRADING									
1	Wheel Cleaning Device if required	1.0	LS	3,500.00	3,500.00		1.00		3,500.00
2	Mobilization	1.0	LS	2,000.00	2,000.00		100%		2,000.00
3	Disk	1.0	LS	2,000.00	2,000.00		100%		2,000.00
4	Excavation and Grading	1.0	LS	26,730.00	26,730.00		100%		26,730.00
5	Bond If Required	1.0	LS	3,625.00	3,625.00		1.00		3,625.00
Subtotal					\$37,855.00				\$37,855.00
CO#3 Miscellaneous									
5	Additional Bond	1.0	LS	1393.74	\$1,393.74		1.0		\$1,393.74
Subtotal					\$39,248.74				\$1,393.74
CO#4 Miscellaneous									
5	Additional Bond	1.0	LS	164.40	\$164.40		1.0		\$164.40
Subtotal					\$164.40				\$164.40
CO#5 Miscellaneous									
5	Additional Bond/Clearing, Grading, Paver Prep	1.0	LS	39399.04	\$39,399.04	1.0	1.0	\$39,399.04	\$39,399.04
Subtotal					\$39,399.04			\$39,399.04	\$39,399.04
TOTAL PAGE:					\$78,812.18			\$39,399.04	\$78,812.18

SARASOTA LAND SERVICES, INC.

4908 State Road 94, East - Bradenton, FL 34208 - Phone: (941) 744-0211; Fax: (941) 744-0411

OWNER: Toscana Isles Community Development District

Draw: # 479004R

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

June 1, 2021

Inclusive

DATE:

June 1, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
Phase 7 Road Construction									
1	Subbse 8" 40 LBR	10,315.0	SY	2.50	25,787.50		10,315.0		25,787.50
2	8" Cement Treated Base	7,830.0	SY	8.25	64,597.50		7,830.0		64,597.50
3	Screen Base Material	2,275.0	CY	2.00	4,550.00		2,275.0		4,550.00
4	Prime and Matte	7,830.0	SY	0.55	4,306.50		7,830.0		4,306.50
5	1" Type SP-9.5 Asphalt	7,830.0	SY	5.88	46,040.40		7,830.0		46,040.40
6	Pavement Markings	1.0	LS	950.00	950.00		1.00		950.00
7	Type F Curb	3,546.0	LF	12.95	45,920.70		3,546.0		45,920.70
8	Miami Curb	3,504.0	LF	9.95	34,864.80		3,504.0		34,864.80
9	16" Modified F Curb	395.0	LF	9.95	3,930.25		395.0		3,930.25
10	12" by 10" Ribbon Curb	840.0	LF	23.50	19,740.00		840.0		19,740.00
11	Valley Gutter Tie Ins	6.0	EA	220.00	1,320.00		6.0		1,320.00
12	4" Walk	1,700.0	SF	3.80	6,460.00		1,700.0		6,460.00
13	6" Lift Station Drive	750.0	SF	5.35	4,012.50		750.0		4,012.50
14	Final Dress	1.0	LS	10,250.00	10,250.00		100%		10,250.00
Subtotal:					\$272,730.15				\$272,730.15
CO #2 - Road Construction									
15	F Catch Curb	326.0	LF	5.25	1,711.50		326.00		1,711.50
CO#3 - Miscellaneous									
16	Road Closed Signs (Delivered)	2.0	EA	395.00	790.00		2.00		790.00
17	R&R Curb on 3 Traffic Islands	1.0	LS	3,737.20	3,737.20		1.00		3,737.20
13	Additional Lift Station turn around	194.0	SF	5.50	1,067.00		194.00		1,067.00
Subtotal:					\$7,305.70				\$7,305.70
CO#4 - Miscellaneous									
1	Grading sidewalks/ditch/Rip-Rap	1.0	LS	11,550.00	11,550.00		1.0		11,550.00
12	Additional Sidewalk	1.0	LS	3,955.00	3,955.00		1.0		3,955.00
3	Credit Shell	1.0	LS	-560.00	-560.00		1.0		-560.00
Subtotal:					\$14,945.00				\$14,945.00
Total Page:					\$294,980.85				\$294,980.85
Total Pages 2 & 3					\$373,793.03			\$39,399.04	\$373,793.03

SARASOTA LAND SERVICES, INC.

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

OWNER: Toscana Isles Community Development District

Draw: # 479004R

PROJECT NAME: Toscana Phase 7

ENGINEER: A&M Engineering Inc.

For Work Accomplished From Start To:

June 1, 2021

Inclusive

DATE:

June 1, 2021

Item No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITIES		AMOUNT	
						THIS PERIOD	TO DATE	THIS PERIOD	TO DATE
CO #1 - Turn Lane									
1	Maintenance of Traffic	1.0	LS	6,600.00	6,600.00		100%		6,600.00
2	Excavation & Grading	1.0	LS	10,950.00	10,950.00		100%		10,950.00
3	12" Stabilized Subgrade 40 LBR	860.0	SY	5.30	4,558.00		860.0		4,558.00
4	Stabilize Shoulder 40 LBR	180.0	SY	5.00	900.00		180.0		900.00
5	10" FDOT Shell Base	685.0	SY	18.20	12,467.00		685.0		12,467.00
6	Prime & Matte	685.0	SY	0.55	376.75		685.0		376.75
7	3' Valley Crossing	1.0	LS	6,985.00	6,985.00		1.0		6,985.00
8	FDOT Flume	2.0	EA	975.00	1,950.00		2.0		1,950.00
9	9" x 12" Ribbon Curb	80.0	LF	36.90	2,952.00		80.0		2,952.00
10	2' Valley Crossing	1.0	EA	3,195.00	3,195.00		1.0		3,195.00
11	Lift Station Drive	1,960.0	SF	5.50	10,780.00		1,960.0		10,780.00
12	3" Type SP 12.5 Asphalt	685.0	SY	28.70	19,659.50		685.0		19,659.50
13	1" Type FC 9.5 Asphalt	1,421.0	SY	12.25	17,407.25		1,421.0		17,407.25
14	Pavement Milling	736.0	SY	16.13	11,871.68		736.0		11,871.68
15	Pavement Markings	1.0	LS	4,850.00	4,850.00		1.00		4,850.00
16	Final Dress	1.0	L	8,975.00	8,975.00		100%		8,975.00
17	Credit Lift Station Drive PH.7	-750.0	SF	5.35	-4,012.50		-750.0		-4,012.50
Subtotal:					\$120,464.68				\$120,464.68
Total Page:					\$120,464.68				\$120,464.68
TOTAL REVISED CONTRACT					\$494,257.71			\$39,399.04	\$494,257.71

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4Y

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. 323**

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: 323
- (B) Name of Payee: Smith-Manus Agency, Inc.
- (C) Amount Payable: **\$926.00**
- (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):

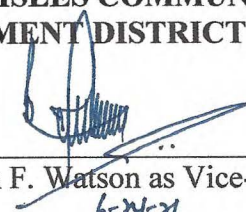
Invoice #188291-1-1 Surety Fee for Utility Maintenance Bond LICX1202854-1-1

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: 6-24-21

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:

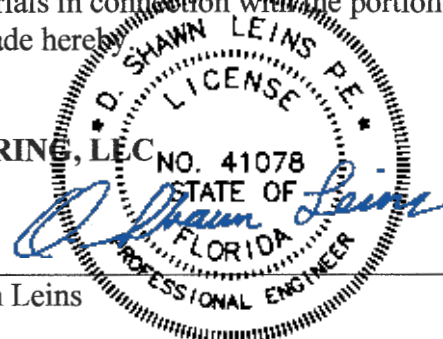
- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified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

AM ENGINEERING, LEC NO. 41078

By: _____
D. Shawn Leins



As District Engineer and Consulting Engineer to the District

Date: 06/30/2021

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

BOND INVOICE



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

Mailing Address:	Code: 200
Vanguard Land, LLC 6561 Palmer Park Circle Suite B Sarasota, FL 34238	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

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

Obligee:

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

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1202854-1-1	6/11/2021	6/11/2022	JUN 21

Bond Amount	Type	Invoice Number
\$61,754.70	C SUBDIVISION BONDS-ALL	188291-1-1

Bond Description
Toscana Isles Unit 2, Phase 6 - Utility Maintenance

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

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$926.00	\$0.00	\$926.00	\$926.00

Date Printed: 6/11/2021

Date Invoiced: 6/11/2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

42

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. 324**

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: **324**
- (B) Name of Payee: **LALP Development, LLC**
- (C) Amount Payable: **\$87.73**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Please see Attached Spreadsheet and Supporting Details

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

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

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

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson, as Vice-Chair

Date: 6-24-21

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.

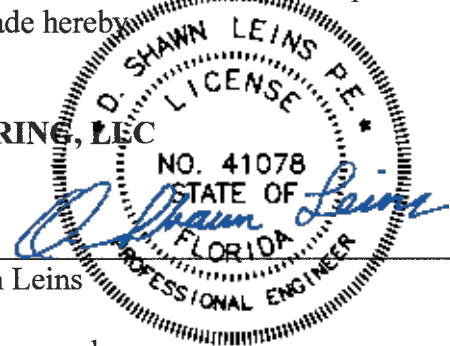
AM ENGINEERING, LLC

By: _____

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: 06/30/2021



Toscana Isles CDD - Expense Report

Payable to: LALP Development, LLC

Date	Vendor	Description	Amount	Entity	Charge To	Type	Purchaser	Receipt
2/5/2021	FLORIDA BLUEPRINT OF	Blueprints	18.19	TICDD		Office	DLP	Y
TOTAL			\$ 18.19					

Approved: 5/17/21
 As Authorized Agent
 Date: 5/16

	Office	MTG	M & E	Travel	Other	Total
TICDD	\$ 18.19	\$ -	\$ -	\$ -		\$ 18.19
					Total	\$ 18.19

Toscana CDD PRINTS

FLORIDA BLUEPRINT OF S
3927 BEE RIDGE RD
SARASOTA, FL 34235

02:05, 2021 13:05:05
MID: XXXXXXXXXXXX093 XXX013

CREDIT CARD

VISA SALE

Card # Token XXXXXXXXXXXX7338
Chip Card: CHASE VISA
AID: 6000000031010
SEQ #: 2
Batch #: 1596
INVOICE 2
Approval Code: 05153G
Entry Method: Chip Read
Mode: Issuer
Tax Amount: \$0.00

SALE AMOUNT \$18.19

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


X _____
ALEXANDER HAYS

MERCHANT COPY

Toscana Isles CDD - Expense Report

Payable to: LALP Development, LLC

Date	Vendor	Description	Amount	Entity	Charge To	Type	Purchaser	Receipt
3/30/2021	KILES ACE HOWE NOKOMIS FL	Screws	69.54	TICDD		Other	AHH	Yes
TOTAL			\$ 69.54					

Approved: 
 As Authorized Agent
 Date: 5/17/21

	Office	MTG	M & E	Travel	Other	Total
TICDD	\$ 69.54	\$ -	\$ -	\$ -		\$ 69.54
					Total	\$ 69.54

CDD

WE THANK YOU FOR SHOPPING WITH US AT:
Kile's Ace Hardware
640 Tamiami Trail N
Nokomis, Fl. 34275
(941) 484-8454

RETURNS MUST HAVE THE ORIGINAL RECEIPT,
REFUNDS WILL BE IN THE ORIGINAL TENDER.

03/30/21 11:53AM 551 SALE

5263173 1 EA \$64.99 EA *
SCR DECK FLT SQ #8X2 \$64.99

SUB-TOTAL:\$ 64.99 TAX:\$ 4.55
TOTAL:\$ 69.54
BC AMT:\$ 69.54

BK CARD#: XXXXXXXXXXXX7338
MID:*****4881 TID:***3154
AUTH: 07894G AMT:\$ 69.54
Host reference #:283571 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 0080008000
IAD : 06010A03602002
TSI : F800
ARC : 00
MODE : Issuer
CVM :
Name : CHASE VISA
ATC :0073
AC : 6CCB761FFEBA945B
TxnID/ValCode: 319470

Bank card USD\$ 69.54



==> JRNL#C83571 <==
CUST NO:*5

THANK YOU ALEXANDER HAYS
FOR YOUR PATRONAGE

001 64.99 @ 7.000% = 4.55

Acct: CASH CUSTOMER

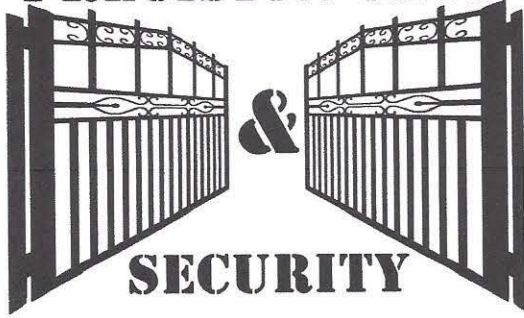
Customer Copy

CARDHOLDER AGREES TO ALL TERMS AND
CONDITIONS OF THE CARDHOLDERS
AGREEMENT.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5A

PRECISION GATE



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

Prepared For
 Toscana Isles Community Development
 District
 Knights Trail Rd
 Nokomis, Florida
 34275
 United States

Estimate Date
 06/16/2021

Estimate Number
 0001161

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

Tax

0.00

Estimate Total (USD)

\$6,950.00

Terms

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

Toscan Isles Community Development District

Client Signature:  Date: 6/17/21

Alexander Hoyle, as Chair Board of Supervisors

Contractor shall provide certificate of insurance naming Client as additional insured and meeting the requirements attached hereto.

EXHIBIT B

Schedule of Insurances

1. Workers and Workmen's Compensation including occupational disease and employer's liability insurance in statutory-amounts and coverages required by Florida law.
2. Comprehensive General Liability, including coverage for direct operations, sublet portions of the Work, and contractual liability with limits not less than those stated below.
 - a. Bodily injury liability-including personal injury of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) aggregate.
 - b. Property damage liability of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) in the aggregate. Property damage liability insurance shall include broad form coverage. Completed operations liability insurance shall continue in force for one year after Substantial Completion of the Work.
3. If any of the Work is subcontracted, Contractor's Protective Liability Insurance with limits specified above in 1. and 2.
4. Comprehensive Automobile Liability Insurance, including coverage for owned, non-owned and hired vehicles, for limits not less than listed below.
 - a. Bodily injury liability of one million dollars (\$1,000,000.00) for each person and one million dollars (\$1,000,000.00) for each occurrence or Combined Single Limit of one million dollars (\$1,000,000).
5. In addition to all coverage above, the Contractor shall furnish Umbrella or Excess Liability Insurance covering all risks noted above, in the minimum amount of one million dollars (\$1,000,000.00) in the aggregate. Liability insurance for the comprehensive general liability and comprehensive automobile liability policies required above may be furnished for the full limits required or by combining the limits on such policies with the limits offered by the required Excess Liability Insurance policy.

Upon execution of this Agreement, and prior to the Subcontractor's commencing any work or services with regard to the Project, the Subcontractor shall carry commercial *per project* general liability insurance on ISO form CG 00 01 10 01 (or a substitute from providing equivalent coverage) and the Subcontractor shall provide the contractor with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or a substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 2037 10 01 (or substitute forms providing equivalent coverage) naming the Contractor and the Owners as Additional Insureds thereunder. Additional insured coverage shall apply as *primary* insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insureds, shall not be less than \$1 million dollars Each Occurrence, \$2 million General Aggregate (subject to a per project general aggregate provision applicable to the project), \$2 million Products/Completed Operations Aggregate and \$1 million Personal and Advertising Injury limits. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors. All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be reasonably acceptable to Contractor. All Subcontractor insurance carriers must maintain an A.M. Best rating of "A-" or better. Coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation. Owner or Contractor will be given *30 days written notice* if the policy is cancelled. Subcontractor shall obtain from each of its insurers a *waiver of subrogation* on Commercial general Liability and Worker's Compensation in favor of Owner and Contractor with respect to losses arising out of or in connection with work performed in this contract.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5B



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Estimate

ADDRESS

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

ESTIMATE #	DATE
1823	06/21/2021

ACTIVITY	QTY	RATE	AMOUNT
Install reflectors on guardrail			
Reflector arrows	4	95.00	380.00
Bracket	4	45.00	180.00
Labor	4	55.00	220.00
TOTAL			\$780.00

Accepted By

Accepted Date

Tucana Isles Community Development District

[Signature]

Alexander Hays, as Chair Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5C



Proposal

Proposal No.: 114337.1
Proposed Date: 06/21/21

PROPERTY:	FOR:
Toscana Isles Community Development District- Land Alex Hays 2300 Glades Road - Suite #410W Boca Raton, FL 33431	CO - knock down weeds to Prep Beds

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Knock down and Spray Weeds to Prep Beds					\$2,615.00
Spraying	1.00	EA	\$2,375.00	\$2,375.00	
Labor/mower Knock down weeds	6.00	HR	\$40.00	\$240.00	
				Total:	\$2,615.00


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.

Toscaon Isles Community Development District



6/21/21

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**

6

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 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	\$ 59,574	\$ -	\$ -	\$ -	\$ -	\$ 59,574
Investments						
Reserve	-	710,480	856,885	-	-	1,567,365
Interest	-	-	2	-	-	2
Prepayment	-	3,397	1,024,442	-	-	1,027,839
Revenue	-	565,217	55,333	-	-	620,550
Construction	-	-	-	1	1,766,789	1,766,790
Due from general fund	-	16,574	-	-	9,480	26,054
Due from other	150	-	-	-	-	150
Assessments receivable						
DR Horton	2,407	-	-	-	-	2,407
LALP Development	10,081	-	-	-	-	10,081
Various lots	643	9,525	-	-	-	10,168
Total assets	<u>\$ 72,855</u>	<u>\$1,305,193</u>	<u>\$1,936,662</u>	<u>\$ 1</u>	<u>\$ 1,776,269</u>	<u>\$ 5,090,980</u>
LIABILITIES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 229,522	\$ 229,522
Retainage payable	-	-	-	-	282,553	282,553
Due to Developer	2,500	-	-	-	-	2,500
Due to debt service fund 2014	16,574	-	-	-	-	16,574
Due to capital projects fund	9,480	-	-	-	-	9,480
Taxes payable	61	-	-	-	-	61
Total liabilities	<u>28,615</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>512,075</u>	<u>540,690</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	13,130	9,525	-	-	-	22,655
Total deferred inflows of resources	<u>13,130</u>	<u>9,525</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,655</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,295,668	1,936,662	-	-	3,232,330
Capital projects	-	-	-	1	1,264,194	1,264,195
Unassigned	31,110	-	-	-	-	31,110
Total fund balances	<u>31,110</u>	<u>1,295,668</u>	<u>1,936,662</u>	<u>1</u>	<u>1,264,194</u>	<u>4,527,635</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 72,855</u>	<u>\$ 1,305,193</u>	<u>\$ 1,936,662</u>	<u>\$ 1</u>	<u>\$ 1,776,269</u>	<u>\$ 5,090,980</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 178	\$ 38,261	\$ 38,533	99%
Assessment levy: off-roll	5,855	53,663	63,744	84%
Interest and miscellaneous		19	-	N/A
Total revenues	<u>6,033</u>	<u>91,943</u>	<u>102,277</u>	90%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	400	2,400	-	N/A
FICA	31	184	-	N/A
Management/accounting/recording	3,537	28,299	42,448	67%
Debt service fund accounting	625	5,000	7,500	67%
Legal	2,392	21,115	15,000	141%
Engineering	-	-	1,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,333	2,000	67%
Trustee	-	10,236	10,236	100%
Telephone	17	133	200	67%
Postage	-	92	500	18%
Printing & binding	42	333	500	67%
Legal advertising	-	486	1,200	41%
Annual special district fee	-	175	175	100%
Insurance	-	7,000	7,275	96%
Contingencies/bank charges	109	1,104	500	221%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Tax collector	3	574	602	95%
Total expenditures	<u>7,323</u>	<u>78,464</u>	<u>95,201</u>	82%
Excess/(deficiency) of revenues over/(under) expenditures	(1,290)	13,479	7,076	
Fund balances - beginning	32,400	17,631	23,600	
Assigned				
Three months working capital	29,106	29,106	29,106	
Unassigned	2,004	2,004	1,570	
Fund balances - ending	<u>\$ 31,110</u>	<u>\$ 31,110</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 MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,628	\$ 779,286	\$ 788,697	99%
Interest	8	51	-	N/A
Total revenues	<u>3,636</u>	<u>779,337</u>	<u>788,697</u>	99%
EXPENDITURES				
Debt service				
Principal	-	175,000	175,000	100%
Principal prepayment	-	40,000	-	N/A
Interest	286,838	579,931	581,156	100%
Tax collector	54	11,689	12,323	95%
Total expenditures	<u>286,892</u>	<u>806,620</u>	<u>768,479</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(283,256)	(27,283)	20,218	
Fund balances - beginning	<u>1,578,924</u>	<u>1,322,951</u>	<u>1,276,257</u>	
Fund balances - ending	<u><u>\$ 1,295,668</u></u>	<u><u>\$ 1,295,668</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 MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 440,915	\$ 1,140,600	39%
Assessment prepayments	-	1,045,119	-	N/A
Interest	40	213	-	N/A
Total revenues	<u>40</u>	<u>1,486,247</u>	<u>1,140,600</u>	130%
EXPENDITURES				
Debt service				
Principal	-	250,000	250,000	100%
Interest	440,300	886,069	886,069	100%
Total expenditures	<u>440,300</u>	<u>1,136,069</u>	<u>1,136,069</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(440,260)	350,178	4,531	
Fund balances - beginning	<u>2,376,922</u>	<u>1,586,484</u>	<u>1,585,445</u>	
Fund balances - ending	<u><u>\$ 1,936,662</u></u>	<u><u>\$ 1,936,662</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 MAY 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 MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 51	\$ 748
Total revenues	51	748
 EXPENDITURES		
Capital outlay	198,924	2,921,169
Total expenditures	198,924	2,921,169
 Excess/(deficiency) of revenues over/(under) expenditures	(198,873)	(2,920,421)
 Fund balances - beginning	1,463,067	4,184,615
Fund balances - ending	\$ 1,264,194	\$ 1,264,194

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

DRAFT

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

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The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on June 16, 2021, at 10:00 a.m., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Vanessa Steinerts	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Hays, Watson and Peshkin were present. Supervisors LaBoe and Sweater were not present.

SECOND ORDER OF BUSINESS

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

Ms. Cerbone stated that the meeting was anticipated to last no more than one hour.

THIRD ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

CONSENT AGENDA ITEMS

Ms. Cerbone explained the Consent Agenda process and stated, if there are no questions or issues, the Board could consider all of the Consent Agenda Items in a single

39 motion. If the Board wishes, it can discuss any of the items individually and, if necessary, items
40 can be withdrawn from the Consent Agenda.

41

42 **FOURTH ORDER OF BUSINESS**

**Ratification of Toscana Phase 6 Utility
Turnover Documents**

43

44

45 **A. Affidavit of No Liens**

46 **B. Certification of No Contribution**

47 **C. Bill of Sale**

48 **D. Phase 6 Guarantee**

49

50 **FIFTH ORDER OF BUSINESS**

Discussion: Requisition(s)

51

52 **A. No. 249, Duraserv Corp dba Action Automatic Door and Gate [\$12,250.00]**

53 **B. No. 250, AM Engineering, LLC [\$20,007.00]**

54 **C. No. 251, Commercial Residential Aluminum & Fabricating, LLC [\$600.00]**

55 **D. No. 252, DLS Construction, Inc. [\$10,855.00]**

56 **E. No. 253, Guy's Hauling & Dumpster Service, Inc. [\$2,353.45]**

57 **F. No. 254, Heavyweight Industries, LLC [\$419.63]**

58 **G. No. 255, Juniper Landscaping of Florida, LLC [\$5,299.74]**

59 **H. No. 256, Rusty Plumbing Company, Inc. [\$176,658.76]**

60 **I. No. 257, Contech Engineered Solutions, LLC [\$13,930.08]**

61 **J. No. 258, Core & Main [\$11,955.85]**

62 **K. No. 259, Core & Main [\$16,059.38]**

63 **L. No. 260, Sarasota Land Services, Inc. [\$127,035.45]**

64 **M. No. 261, Guy's Hauling & Dumpster Service, Inc. [\$639.44]**

65 **N. No. 262, Prestige Sod Service, Inc. [\$12,996.00]**

66 **O. No. 263, Juniper Landscaping of Florida, LLC [\$9,138.40]**

67 **P. No. 264, Wetland Management Services, LLC [\$3,400.00]**

68 **Q. No. 265, T-Top Electric, LLC [\$4,750.00]**

69 **R. No. 266, AM Engineering, LLC [\$14,612.47]**

70 **S. No. 267, Smith-Manus Agency, Inc. [\$424.00]**

71	T.	No. 268, Guy's Hauling & Dumpster Service, Inc. [\$270.00]
72	U.	No. 269, Permacast, LLC [\$37,648.80]
73	V.	No. 270, Core & Main [\$747.40]
74	W.	No. 271, DR Horton, Inc. [\$2,000.00]
75	X.	No. 272, Lomski Engineering & Testing, Inc. [\$8,146.80]
76	Y.	No. 273, Rusty Plumbing Company, Inc. [\$56,516.61]
77	Z.	No. 274, Juniper Landscaping of Florida, LLC [\$3,499.72]
78	AA.	No. 275, Robin Kastor [\$400.00]
79	BB.	No. 276, LALP Development, LLC [\$2,466.58]
80	CC.	No. 277, S.I. Storey Lumber Company, Inc. [\$5,381.00]
81	DD.	No. 278, Juniper Landscaping of Florida, LLC. [\$142,368.31]
82	EE.	No. 279, Sarasota Land Services, Inc. [\$268,738.89]
83	FF.	No. 280, Ennistymon Equities LLC, d/b/a Florida Fence [\$2,040.50]
84	GG.	No. 281, Superior Asphalt, Inc. [\$55,967.50]
85	HH.	No. 282, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$1,805.00]
86	II.	No. 283, Curbcoco, Inc. [\$31,295.00]
87	JJ.	No. 284, Patrick's Pressure Washing, LLC [\$2,440.00]
88	KK.	No. 285, Wetland Management Services, LLC [\$3,257.45]
89	LL.	No. 286, Guy's Hauling & Dumpster Service, Inc. [\$95.00]
90	MM.	No. 287, Lomski Engineering & Testing, Inc. [\$2,145.00]
91	NN.	No. 288, Juniper Landscaping of Florida, LLC [\$1,122.14]
92	OO.	No. 289, Prestige Sod Service, Inc. [\$25,384.00]
93	PP.	No. 290, Stewart Tennis Courts & Fencing, Inc. [\$850.00]
94	QQ.	No. 291, Core & Main [\$759.83]
95	RR.	No. 292, Pat O'Hara Pavers, Inc. [\$15,997.70]
96	SS.	No. 293, Rusty Plumbing Company, Inc. [\$123,236.31]
97	TT.	No. 294, Rusty Plumbing Company, Inc. [\$60,001.17]
98	UU.	No. 295, Permacast, LLC [\$156,201.20]
99	VV.	No. 296, Guy's Hauling & Dumpster Service, Inc. [\$755.69]
100	WW.	No. 297, Juniper Landscaping of Florida, LLC [\$41,737.16]

101 XX. No. 298, AM Engineering, LLC [\$10,820.94]

102

103 SIXTH ORDER OF BUSINESS Ratification of Agreement(s),
104 Contract(s)/Change Order(s)/ Purchase
105 Order(s)/Proposal(s)
106

107 A. Stewart Tennis Courts & Fencing, Inc.

108 • Apply One Coat of Light Green on Tennis Court [\$850.00]

109 B. Juniper Landscaping of Florida, LLC

110 I. Irrigation Reroute Utilities and Curbing (No. 103948) [\$222.50]

111 II. East Perimeter Development Cleanup (No. 103741) [\$1,225.70]

112 III. Temporary Irrigation for Mitigation Planting - NW Corner (No. 106128)
113 [\$1,122.14]

114 IV. Add Rock at Sea Wall (No. 68360.2) [\$12,000.00]

115 C. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1766, No Parking Signs, Emergency
116 Access Gate and West Utility Drive End [\$580.00]

117 D. Curbcoco, Inc., Job 8876, Curb Repair [\$26,000.00]

118 E. Florida Fence, Proposal Number 2353, Phase 7 Lift Station Fencing [\$4,081.00]

119 F. Artistic Structures, Inc.

120 • Installation of 180 LF of Timbarrier Streetguard System (Provided by CDD)
121 [\$8,500.00]

122 G. Superior Asphalt, Inc.

123 • Installation of Final Lift of Asphalt on Portions of Veraza Court, Sections of
124 Maraviya Blvd. and Portavecchio Bend [\$67,925.00]

125 H. Florida Fence, Change Order #2423, Remove Exiting Gates and Gate Post, Furnish and
126 Install New Set of Posts and Pair of 7' Wide Drive Gates [\$922.00]

127 I. Patrick's Pressure Washing, Estimate #060269, Soft Wash Both Sides of Border Wall
128 Along Knights Trail [\$2,440.00]

129 J. Hancock Environmental Seeding, Inc., Quote Number 2020214, Seed and Mulch
130 [\$8,550.00]

- 131 K. Juniper Landscaping of Florida, LLC, Proposal No. 108685, Tree Medians – Maraviya
132 [\$1,600.00]
- 133 L. Nostalgic Lampposts & Mailboxes PLUS, Install 10-Minute Parking Signs on Black
134 Fluted 3” Post with Ball Top; Paint Back of Sign Black [\$1,225.00]
- 135 M. S.I. Storey Lumber Company, Inc., Revised Materials Quote [\$5,381.00]
- 136 N. Florida Land Department, Change Order No. 3, Clearing, Grading and Road
137 Construction – Toscana Phase 7, Miscellaneous [\$6,987.94]
- 138 O. Permacast Precast Concrete Fence, Change Order #1, Sonotubes – 23 Footers Needing
139 Sonotubes @ \$300 each [\$6,900.00]
- 140 P. Permacast Precast Concrete Fence, Change Order #2, (Revision #1 – 04/13/21),
141 Repaint Existing Wall, Additional New Wall Installation and Panel Cuts [\$47,955.00]
- 142 Q. Sarasota Land Services, Inc., Change Order No. 4, Additions and/or Subtractions from
143 Contract, Toscana Phase 7, Miscellaneous [\$15,109.40]
- 144 R. Sarasota Land Services, Inc., Change Order No. 5 – Toscana Phase 7, Additions and
145 Subtractions from Contract, Miscellaneous [\$39,399.04]
- 146 S. Care Electric Company, Inc., Toscana Phase 7, North Entrance Service Panel
147 [\$2,435.00]
- 148 T. Juniper Landscaping of Florida, LLC, Toscana Phase 7, Landscape Contract for Medians
149 and Entry [\$140,562.66]
- 150 U. Juniper Landscaping of Florida, LLC – First Addendum to Contract [\$328,717.84]
- 151 V. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1811, 10-Minute Parking Signs
152 [\$590.00]
- 153 W. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1812, Installation of two Electronic
154 Speed Limit Signs [\$950.00]
- 155 X. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1810, Install Guard Rail Reflectors,
156 [\$497.00]
- 157 Y. Care Electric Company, Inc., North Entrance Sign Lights [\$3,450.00]
- 158 Z. Care Electric Company, Inc., North Entrance Gate Operator Power [\$2,560.00]
- 159
- 160

161 SEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial
162 Statements as of April 30, 2021 [5 minutes]

163

164

165 EIGHTH ORDER OF BUSINESS Approval of Meeting Minutes [2 minutes]

166

167 A. February 24, 2021 Regular Meeting

168 B. April 28, 2021 Regular Meeting

169

170 On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the
171 Consent Agenda Items identified in the Fourth, Fifth, Sixth, Seventh and Eighth
172 Orders of Business, were approved and/or ratified and/or accepted.

173

174

175 NINTH ORDER OF BUSINESS Billings and Payments: D.R. Horton for the
176 Series 2014 Debt Service for FY2015 and
177 FY2016 [5 minutes]

178

179 Ms. Cerbone recalled that Mr. LaBoe previously raised questions regarding this matter.

180 Mr. LaBoe was provided with all documentation and he has not provided any discrepancy

181 documentation. She notified the Trustee about Mr. LaBoe's contention that there was an error.

182 The Trustee provided written confirmation that all payments were made, as appropriate.

183 This item would be removed from future agendas, until receipt of any discrepancy

184 documentation.

185

186 TENTH ORDER OF BUSINESS Consideration of Third Amendment to the
187 Maintenance Agreement Between LALP
188 Development, LLC, Toscana Isles
189 Community Development District, Toscana
190 Isles Master Association, Inc., and Toscana
191 Isles Stormwater Maintenance Association,
192 Inc. [5 minutes]

193

194 Ms. Cerbone presented the Third Amendment to the Maintenance Agreement, which

195 includes updates to some of the Exhibits to the Agreement, as well as some updates to the

196 verbiage in the Agreement. Ms. Steinerts stated that statutory language was added to the

197 Agreement to conform with recent statutory requirements, such as E-Verify requirements.

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On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the Third Amendment to the Maintenance Agreement Between LALP Development, LLC, Toscana Isles Community Development District, Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc., was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Providing for the Designation of Certain District Roads and Areas Within Toscana Isles for Golf Cart Use; Making Certain Findings of Fact; Providing for Signage on Said District Roads and Areas; Restricting the Hours of Operation of Golf Carts on District Roads and Areas; Imposing Requirements for Golf Carts and Golf Cart Drivers Operating on District Roads and Areas; and Providing an Effective Date [13 minutes]

Ms. Cerbone recalled the thought that this item should be tabled until the District has a full resident-elected Board. She explained that the purpose of this Resolution is to protect the residents within the District and to ensure appropriate golf cart usage. This would in no way conflict with the Florida Statutes or local roadway policies, rules, laws, etc.

The consensus of the Board Members in attendance was that this should be adopted, as it was believed that deferring this matter further exposes the District to unnecessary liability.

Ms. Cerbone presented Resolution 2021-06 and read the title.

On MOTION by Mr. Peshkin and seconded by Mr. Hays, with all in favor, Resolution 2021-06, Providing for the Designation of Certain District Roads and Areas Within Toscana Isles for Golf Cart Use; Making Certain Findings of Fact; Providing for Signage on Said District Roads and Areas; Restricting the Hours of Operation of Golf Carts on District Roads and Areas; Imposing Requirements for Golf Carts and Golf Cart Drivers Operating on District Roads and Areas; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Staff Reports [5 minutes]

A. District Counsel: *Straley Robin Vericker*

239 There was nothing to report.

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

241 There was no report.

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

243 **I. Update from HOA Regarding Clubhouse Availability**

244 Ms. Cerbone stated that the Clubhouse was still not open.

245 **II. 612 Registered Voters in District as of April 15, 2021**

246 There were 612 registered voters residing within the District as of April 15, 2021.

247 **III. NEXT MEETING DATE: Meeting was Changed from July 7, 2021 to July 14, 2021**

248 **at 10:00 A.M., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue,**

249 **Sarasota, Florida 34233 (Public Hearing to Adopt Budget)**

250 **○ QUORUM CHECK**

251 The next meeting will be on July 14, 2021, rather than on July 7, 2021.

252

253 **On MOTION by Mr. Peshkin and seconded by Mr. Watson, with all in favor,**
254 **rescheduling the Public Hearing and Regular Meeting scheduled for July 7, 2021**
255 **to July 14, 2021, was approved.**

256

257

258 Ms. Cerbone stated that some dollar amount updates to the proposed Fiscal Year 2022
259 budget were needed, as a result of the discussion at the last meeting. With the updates, the
260 assessment increase would be approximately \$70. Due to the increase, a Mailed Notice, which
261 would include a statement explaining the reasons for the assessment increase, must be sent to
262 the property owners. The Mailed Notices would be sent on or around June 24, 2021.

263 Discussion ensued regarding the Tax Collector fee and Ms. Cerbone recalled a question
264 at the last meeting about where the “refund” is booked, if the Tax Collector issues a refund.
265 Per the Tax Collector, if the District is ever overcharged, the Tax Collector/Property Appraiser
266 issues a check to the District; the refund is coded as a contra expense on the corresponding
267 budget line item, rather than to incoming revenues.

268 Regarding a question at the last meeting regarding a “miscellaneous” amount in
269 Revenues, Ms. Cerbone stated that it belongs with the Trustee, in the Acquisition and

270 Construction Fund. A refund from a vendor was deposited there but it was in the process of
271 being remitted to the Trustee.

272

273 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests [5**
274 **minutes]**

275

276 • **Mailbox Roof Structure Project**

277 The Mailbox Roof Structure Project would be removed from future agendas.

278

279 **FOURTEENTH ORDER OF BUSINESS** **Public Comments [10 minutes]**

280

281 There were no public comments.

282

283 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

284

285

286 **On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the**
287 **meeting adjourned at 10:14 a.m.**

288

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291

292

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

293
294
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298
299
300

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2021-07, WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; RE-SETTING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT ON THE FISCAL YEAR 2021/2022 FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Toscana Isles Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, by adoption of Resolution No. 2021-07 the Board approved the Proposed Budget, including the Assessments for Fiscal Year 2021/2022; and,

WHEREAS, the original Public Hearing Date scheduled for July 7, 2021 is now required to be changed in order to establish and have a quorum of the Board to conduct the business of the District; and notice of the rescheduled Public Hearing shall be advertised, as legally required.

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

1. Resolution No. 2021-07 is hereby *amended*; and the rescheduled Public Hearing date has been advertised, as legally required.

2. A Public Hearing is hereby scheduled for July 14, 2021 at 10:00 a.m. at The Comfort Suites Sarasota—Siesta Key, 5690 Honore Avenue, Sarasota, Florida, for the purpose of receiving public comments on the Proposed Fiscal Year 2021/2022 Budget.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2021.

ATTEST:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Name: _____
Chair/ Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Toscana Isles Comm Dev Distric
Toscana Isles Comm Dev Distric
2300 GLADES RD
410W STE
BOCA RATON FL 33431

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/30/2021

and that the fees charged are legal.
Sworn to and subscribed before on 06/30/2021

Amy Kolcott
Legal Clerk

Vicky Felty
Notary, State of WI, County of Brown
9/19/21

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Notary Public
State of Wisconsin

63944

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Toscana Isles Community Development District ("District") will hold a Public Hearing on Wednesday, July 14, 2021 at 10:00 a.m., at the Comfort Suites Sarasota - Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, 33431 at (561) 571-0010 ("District Manager's Office") during normal business hours, or via the District's website, <https://www.toscanaislesccd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the hearing and meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations of the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

6/30/2021
63944



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9B

RESOLUTION 2021-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Toscana Isles Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$2,041,539 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 153,426
TOTAL DEBT SERVICE FUND - SERIES 2014	\$ 785,537
TOTAL DEBT SERVICE FUND - SERIES 2018	<u>\$1,102,576</u>
TOTAL ALL FUNDS	\$2,041,539

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY, 2021.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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Amortization Schedule - Series 2018	6
Assessment Summary	7

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 40,139				\$110,711
Allowable discounts (4%)	(1,606)				(4,428)
Assessment levy: on-roll - net	38,533	\$ 37,435	\$ 1,098	\$ 38,533	106,283
Assessment levy: off-roll	63,744	47,808	15,936	63,744	47,143
Interest and miscellaneous	-	9,495	-	9,495	-
Total revenues	102,277	94,738	17,034	111,772	153,426
EXPENDITURES					
Professional & administrative					
Supervisors	-	2,153	2,584	4,737	5,168
Management/accounting/recording	42,448	21,224	21,224	42,448	43,721
Debt service fund accounting	7,500	3,750	3,750	7,500	7,725
Legal	15,000	15,309	15,000	30,309	36,000
Engineering	1,000	-	1,000	1,000	1,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,236	10,236	-	10,236	10,236
Telephone	200	100	100	200	200
Postage	500	63	437	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	368	832	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,275	7,000	-	7,000	7,275
Contingencies/bank charges	500	963	1,250	2,213	3,000
Website	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	602	562	40	602	1,661
Total expenditures	95,201	63,153	53,532	116,685	126,426
Net increase/(decrease) of fund balance	7,076	31,585	(36,498)	(4,913)	27,000
Fund balance - beginning (unaudited)	23,600	17,631	49,216	17,631	12,718
Fund balance - ending (projected)					
Assigned					
3 months working capital	29,106	29,106	12,718	12,718	36,648
Unassigned	1,570	20,110	-	-	3,070
Fund balance - ending (projected)	\$ 30,676	\$ 49,216	\$ 12,718	\$ 12,718	\$ 39,718

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 5,168
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops assessment methodologies, administers the issuance of tax exempt bond financings and operates & maintains the assets of the community.	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	1,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,236
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,275
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	3,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Website ADA compliance	210
Tax collector	1,661
Total expenditures	<u>\$ 126,426</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 821,559				\$ 818,268
Allowable discounts (4%)	(32,862)				(32,731)
Assessment levy: on-roll - net	788,697	\$ 762,460	\$ 26,237	\$ 788,697	785,537
Interest	-	36	-	36	-
Total revenues	788,697	762,496	26,237	788,733	785,537
EXPENDITURES					
Principal	175,000	175,000	-	175,000	180,000
Principal prepayment	-	40,000	-	40,000	-
Interest	581,156	293,094	286,838	579,932	568,500
Total debt service	756,156	508,094	286,838	794,932	748,500
Other Fees and Charges					
Tax collector	12,323	11,436	887	12,323	12,274
Total other fees and charges	12,323	11,436	887	12,323	12,274
Total expenditures	768,479	519,530	287,725	807,255	760,774
Excess/(deficiency) of revenues over/(under) expenditures	20,218	242,966	(261,488)	(18,522)	24,763
Fund balance:					
Beginning fund balance (unaudited)	1,276,257	1,322,951	1,565,917	1,322,951	1,304,429
Ending fund balance (projected)	<u>\$1,296,475</u>	<u>\$1,565,917</u>	<u>\$1,304,429</u>	<u>\$ 1,304,429</u>	<u>1,329,192</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2022					(190,000)
Interest expense - November 1, 2022					(281,663)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 138,089</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	180,000.00	5.750%	286,837.50	466,837.50
05/01/2022	-		281,662.50	281,662.50
11/01/2022	190,000.00	5.750%	281,662.50	471,662.50
05/01/2023	-		276,200.00	276,200.00
11/01/2023	205,000.00	5.750%	276,200.00	481,200.00
05/01/2024	-		270,306.25	270,306.25
11/01/2024	215,000.00	5.750%	270,306.25	485,306.25
05/01/2025	-		264,125.00	264,125.00
11/01/2025	230,000.00	5.750%	264,125.00	494,125.00
05/01/2026	-		257,512.50	257,512.50
11/01/2026	240,000.00	5.750%	257,512.50	497,512.50
05/01/2027	-		250,612.50	250,612.50
11/01/2027	255,000.00	5.750%	250,612.50	505,612.50
05/01/2028	-		243,281.25	243,281.25
11/01/2028	270,000.00	6.250%	243,281.25	513,281.25
05/01/2029	-		234,843.75	234,843.75
11/01/2029	285,000.00	6.250%	234,843.75	519,843.75
05/01/2030	-		225,937.50	225,937.50
11/01/2030	305,000.00	6.250%	225,937.50	530,937.50
05/01/2031	-		216,406.25	216,406.25
11/01/2031	325,000.00	6.250%	216,406.25	541,406.25
05/01/2032	-		206,250.00	206,250.00
11/01/2032	345,000.00	6.250%	206,250.00	551,250.00
05/01/2033	-		195,468.75	195,468.75
11/01/2033	365,000.00	6.250%	195,468.75	560,468.75
05/01/2034	-		184,062.50	184,062.50
11/01/2034	390,000.00	6.250%	184,062.50	574,062.50
05/01/2035	-		171,875.00	171,875.00
11/01/2035	410,000.00	6.250%	171,875.00	581,875.00
05/01/2036	-		159,062.50	159,062.50
11/01/2036	440,000.00	6.250%	159,062.50	599,062.50
05/01/2037	-		145,312.50	145,312.50
11/01/2037	465,000.00	6.250%	145,312.50	610,312.50
05/01/2038	-		130,781.25	130,781.25
11/01/2038	495,000.00	6.250%	130,781.25	625,781.25
05/01/2039	-		115,312.50	115,312.50
11/01/2039	525,000.00	6.250%	115,312.50	640,312.50
05/01/2040	-		98,906.25	98,906.25
11/01/2040	560,000.00	6.250%	98,906.25	658,906.25
05/01/2041	-		81,406.25	81,406.25
11/01/2041	595,000.00	6.250%	81,406.25	676,406.25
05/01/2042	-		62,812.50	62,812.50
11/01/2042	630,000.00	6.250%	62,812.50	692,812.50
05/01/2043	-		43,125.00	43,125.00
11/01/2043	670,000.00	6.250%	43,125.00	713,125.00
05/01/2044	-		22,187.50	22,187.50
11/01/2044	710,000.00	6.250%	22,187.50	732,187.50
Total	\$9,300,000.00		\$8,561,737.50	\$17,861,737.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 520,649
Allowable discounts (4%)	-				(20,826)
Assessment levy: on-roll - net	-	-	-	-	499,823
Assessment levy: off-roll	1,140,600	461,613	622,059	1,083,672	578,021
Assessment prepayments	-	1,024,422	-	1,024,422	-
Interest	-	149	-	149	-
Total revenues	<u>1,140,600</u>	<u>1,486,184</u>	<u>622,059</u>	<u>2,108,243</u>	<u>1,077,844</u>
EXPENDITURES					
Principal	250,000	250,000	-	250,000	220,000
Principal prepayment	-		1,025,000	1,025,000	55,000
Interest	886,069	445,769	453,938	899,707	819,766
Total debt service	<u>1,136,069</u>	<u>695,769</u>	<u>1,478,938</u>	<u>2,174,707</u>	<u>1,094,766</u>
Other Fees and Charges					
Tax collector	-	-	-	-	7,810
Total other fees and charges	-	-	-	-	7,810
Total expenditures	<u>1,136,069</u>	<u>695,769</u>	<u>1,478,938</u>	<u>2,174,707</u>	<u>1,102,576</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,531	790,415	(856,879)	(66,464)	(24,732)
Net change in fund balances	4,531	790,415	(856,879)	(66,464)	(24,732)
Fund balance:					
Beginning fund balance (unaudited)	1,585,445	1,586,484	2,376,899	1,586,484	1,520,020
Ending fund balance (projected)	<u>\$1,589,976</u>	<u>\$2,376,899</u>	<u>\$1,520,020</u>	<u>\$ 1,520,020</u>	<u>1,495,288</u>
Use of fund balance					
Debt service reserve account balance (required)					(802,092)
Principal expense - November 1, 2022					(255,000)
Interest expense - November 1, 2022					(406,741)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 31,455</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	220,000.00	4.375%	413,025.00	633,025.00
05/01/2022	-		406,740.63	406,740.63
11/01/2022	255,000.00	4.375%	406,740.63	661,740.63
05/01/2023	-		401,162.50	401,162.50
11/01/2023	265,000.00	4.375%	401,162.50	666,162.50
05/01/2024	-		395,365.63	395,365.63
11/01/2024	275,000.00	5.000%	395,365.63	670,365.63
05/01/2025	-		388,490.63	388,490.63
11/01/2025	290,000.00	5.000%	388,490.63	678,490.63
05/01/2026	-		381,240.63	381,240.63
11/01/2026	305,000.00	5.000%	381,240.63	686,240.63
05/01/2027	-		373,615.63	373,615.63
11/01/2027	320,000.00	5.000%	373,615.63	693,615.63
05/01/2028	-		365,615.63	365,615.63
11/01/2028	335,000.00	5.000%	365,615.63	700,615.63
05/01/2029	-		357,240.63	357,240.63
11/01/2029	350,000.00	5.000%	357,240.63	707,240.63
05/01/2030	-		348,490.63	348,490.63
11/01/2030	370,000.00	5.375%	348,490.63	718,490.63
05/01/2031	-		338,546.88	338,546.88
11/01/2031	390,000.00	5.375%	338,546.88	728,546.88
05/01/2032	-		328,065.63	328,065.63
11/01/2032	410,000.00	5.375%	328,065.63	738,065.63
05/01/2033	-		317,046.88	317,046.88
11/01/2033	435,000.00	5.375%	317,046.88	752,046.88
05/01/2034	-		305,356.25	305,356.25
11/01/2034	455,000.00	5.375%	305,356.25	760,356.25
05/01/2035	-		293,128.13	293,128.13
11/01/2035	480,000.00	5.375%	293,128.13	773,128.13
05/01/2036	-		280,228.13	280,228.13
11/01/2036	505,000.00	5.375%	280,228.13	785,228.13
05/01/2037	-		266,656.25	266,656.25
11/01/2037	535,000.00	5.375%	266,656.25	801,656.25
05/01/2038	-		252,278.13	252,278.13
11/01/2038	560,000.00	5.375%	252,278.13	812,278.13
05/01/2039	-		237,228.13	237,228.13
11/01/2039	595,000.00	5.375%	237,228.13	832,228.13
05/01/2040	-		221,237.50	221,237.50
11/01/2040	625,000.00	5.500%	221,237.50	846,237.50
05/01/2041	-		204,050.00	204,050.00
11/01/2041	660,000.00	5.500%	204,050.00	864,050.00
05/01/2042	-		185,900.00	185,900.00
11/01/2042	695,000.00	5.500%	185,900.00	880,900.00
05/01/2043	-		166,787.50	166,787.50
11/01/2043	735,000.00	5.500%	166,787.50	901,787.50
05/01/2044	-		146,575.00	146,575.00
11/01/2044	775,000.00	5.500%	146,575.00	921,575.00
05/01/2045	-		125,262.50	125,262.50
11/01/2045	815,000.00	5.500%	125,262.50	940,262.50
05/01/2046	-		102,850.00	102,850.00
11/01/2046	860,000.00	5.500%	102,850.00	962,850.00
05/01/2047	-		79,200.00	79,200.00
11/01/2047	910,000.00	5.500%	79,200.00	989,200.00
05/01/2048	-		54,175.00	54,175.00
11/01/2048	960,000.00	5.500%	54,175.00	1,014,175.00
05/01/2049	-		27,775.00	27,775.00
11/01/2049	1,010,000.00	5.500%	27,775.00	1,037,775.00
Total	\$15,645,000.00		\$15,999,712.66	\$31,644,712.66

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

Unit 1 Phase 1 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
68	60' SF	1.20	165.74	1,970.12	2,135.86	2,067.31
91	50' SF	1.00	165.74	1,641.76	1,807.50	1,738.95
5	50' SF Reduced	0.59	165.74	975.05	1,140.79	1,072.24
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
7	80' SF	1.60	165.74	3,291.06	3,456.80	3,388.25
26	74' SF	1.48	165.74	3,044.23	3,209.97	3,141.42
52	60' SF	1.20	165.74	2,468.29	2,634.03	2,565.48
21	60' SF Reduced	1.00	165.74	2,056.91	2,222.65	2,154.10
87	50' SF	1.00	165.74	2,056.91	2,222.65	2,154.10
56	MF	0.70	165.74	1,439.84	1,605.58	1,537.03
249						

Unit 1 Phase 3 Units - Off-Roll**

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
5	60' SF	1.20	156.62	2,332.92	2,489.54	2,424.77
2	50' SF	1.00	156.62	1,944.10	2,100.72	2,035.95
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
11	74' SF	1.48	165.74	3,044.74	3,210.48	n/a
57	60' SF	1.20	165.74	2,468.70	2,634.44	n/a
94	50' SF	1.00	165.74	2,057.25	2,222.99	n/a
93	40' SF	0.80	165.74	1,645.80	1,811.54	n/a
255						

Unit 2 - Off-Roll**

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
9	74' SF	1.48	156.62	2,877.28	3,033.90	2,969.13
41	60' SF	1.20	156.62	2,332.92	2,489.54	2,424.77
95	50' SF	1.00	156.62	1,944.10	2,100.72	2,035.95
86	40' SF	0.80	156.62	1,555.29	1,711.91	1,647.14
231						

Unit 3 - Off-Roll**

Number of Units	Unit Description	ERU	FY 2022 O&M Assessment	FY 2022 DS Assessment	FY 2022 Total Assessment	FY 2021 Total Assessment
63	50' SF	0.50	156.62	1,944.10	2,100.72	n/a
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

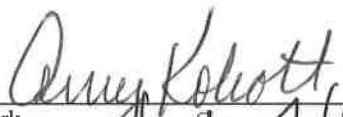
Toscana Isles Comm Dev Distric
Toscana Isles Comm Dev Distric
2300 GLADES RD
410W STE
BOCA RATON FL 33431

STATE OF FLORIDA, COUNTY OF Sarasota

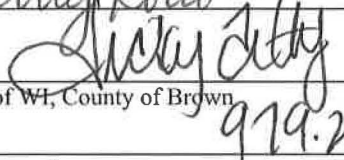
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/23/2021

and that the fees charged are legal.
Sworn to and subscribed before on 06/23/2021



Legal Clerk



Notary, State of WI, County of Brown

9/19/21

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VICKY FELTY
Notary Public
State of Wisconsin

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Toscana Isles Community Development District ("District") will hold two (2) Public Hearings and a Regular Meeting on Wednesday, July 14, 2021 at 10:00 a.m., at the Comfort Suites Sarasota - Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential Unit	969	1	\$224.92

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Sarasota County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

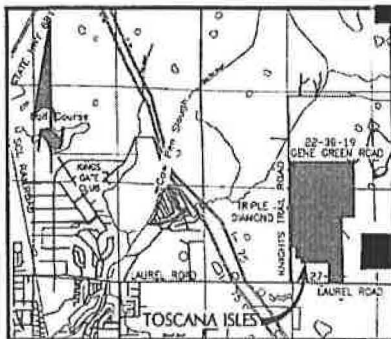
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://www.toscanaislescdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10B

Toscana Isles Community Development District
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431
Phone: (561) 571-00100 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

NOTICE TO PROPERTY OWNER

June 24, 2021

By US Mail, First Class Delivery

1984394 ONTARIO INC
55 E MAIN ST
WELLAND ON L3B 3W4
CANADA

Parcel ID: 0375081180

RE: Toscana Isles Community Development District - Notice of Hearing on Assessments to Property

Dear Property Owner:

You are receiving this notice because Sarasota County tax records show that you are a property owner within the Toscana Isles Community Development District (the "District"). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, Florida Statutes. The property you own, that is the subject of this notice, is identified above.

Please note that the District's Fiscal Year 2021/2022 Budget, if approved as proposed, will result in the operations and maintenance assessment on your property increasing by no more than \$68.55 per residential unit. For more information on your individual assessment amounts, please refer to the other side of this page.

It is very important that you understand that these are NOT new assessments. These assessments have been placed on your property in previous years and you have paid these assessments as part of your Sarasota County Property Tax bill.

Upcoming Public Hearings

The District will hold a Public Hearing on Wednesday, July 14, 2021 at 10:00 a.m., at the Comfort Suites Sarasota - Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, 33431 at (561) 571-0010 ("**District Manager's Office**") during normal business hours, or via the District's website, <https://www.toscanaislescdd.net>.

The District estimates that it will collect a total of \$157,856.94 in operations and maintenance, inclusive of fees and costs of collection or enforcement, to fund the operating and maintenance. As a property owner of assessable land within the District, the District intends to assess a portion of the \$157,856.94 for operations and maintenance.

The District already imposes special assessments on your property, the purpose of which are to fund the District's general administrative and maintenance budget and to provide the funds necessary to pay operating expenses of certain other operating activities reflected in the District's general fund budget. The District operates and maintains improvements benefiting property within the District primarily including, but not limited to, engineering, telephone, postage, insurance and audit. The budget is adopted each year after consideration by the Board and after the holding of a public hearing. The District's operation and maintenance assessment is proposed to be \$165.74 per residential unit.

The unit of measurement for these assessments is the Residential Unit. Our records indicate that you will be assessed for **1** Residential Unit for the property identified above for the operations and maintenance.

The primary reasons for the proposed assessment increases are to keep pace with the cost of higher legal, contingencies/bank charges and higher tax collector fee.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or contact the District via telephone at (561) 571-0010. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,



Cindy Cerbone
District Manager

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10C

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2021/2022 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interest of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interest of the District to adopt the Assessment Roll of the Toscana Isles Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B"**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B"**. Operations and Maintenance Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2021, 25% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. The previously levied debt service special

assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Debt Service Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% of the amount payable on the bonds due on May 1, 2022 shall be due to the District no later than April 1, 2022 and 100% of the amount payable on the bonds due on November 1, 2022 shall be due to the District no later than September 30, 2022. In the event that either assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the *Florida Statutes* or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Toscana Isles Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Toscana Isles Community Development District.

PASSED AND ADOPTED this 14th day of July, 2021.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2021/2022 Budget

Exhibit B: Assessment Roll

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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Financial Report

September 30, 2020

Toscana Isles Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Toscana Isles Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Toscana Isles Community Development District*, (the "District") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated May 18, 2021, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
May 18, 2021

Our discussion and analysis of *Toscana Isles Community Development District*, Sarasota County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2020 by \$1,337,153, an increase in net position of \$600,750 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported fund balances of \$7,111,682, a decrease of \$5,383,962 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Toscana Isles Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$1,337,153 at September 30, 2020. The analysis that follows focuses on the net position of the District's governmental activities.

	<u>2020</u>	<u>2019</u>
Assets, excluding capital assets	\$ 7,731,648	\$ 13,046,906
Capital Assets, not being depreciated	20,911,722	15,100,735
Total assets	<u>28,643,370</u>	<u>28,147,641</u>
Liabilities, excluding long-term liabilities	1,223,110	1,168,526
Long-term Liabilities	26,083,107	26,242,712
Total liabilities	<u>27,306,217</u>	<u>27,411,238</u>
Net Position:		
Net investment in capital assets	(986,769)	(1,229,376)
Restricted for debt service	2,293,715	1,956,246
Unrestricted	30,207	9,533
Total net position	<u>\$ 1,337,153</u>	<u>\$ 736,403</u>

Toscana Isles Community Development District
Management's Discussion and Analysis

Changes to Net Position

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2020 and 2019.

	<u>2020</u>	<u>2019</u>
Revenues:		
Program revenues	\$ 2,184,379	\$ 1,085,800
General revenues	53	18
Total revenues	<u>2,184,432</u>	<u>1,085,818</u>
Expenses:		
General government	99,770	530,831
Interest on long-term debt	1,483,912	1,332,095
Total expenses	<u>1,583,682</u>	<u>1,862,926</u>
Change in net position	600,750	(777,108)
Net position, beginning	<u>736,403</u>	<u>1,513,511</u>
Net position, ending	<u>\$ 1,337,153</u>	<u>\$ 736,403</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$1,583,682. The majority of these costs are interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$7,111,682. Of this total, \$7,705 is nonspendable, \$7,094,050 is restricted, and the remainder of \$9,927 is assigned.

The fund balance of the general fund increased \$10,506. The debt service fund balance increased by \$333,517 due to assessment revenues. The capital projects fund decreased by \$5,727,985 due to capital outlay.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one budget amendment for the fiscal year ended September 30, 2020. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$20,911,722 invested in infrastructure. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2020, the District had \$26,240,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Toscana Isles Community Development Districts* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Toscana Isles Community Development District
Statement of Net Position
September 30, 2020

	Governmental Activities
Assets:	
Cash	\$ 709,838
Assessments receivable	15,480
Prepaid items	7,705
Restricted assets:	
Temporarily restricted investments	6,998,625
Capital Assets:	
Capital assets not being depreciated	20,911,722
Total assets	28,643,370
Liabilities:	
Accounts payable and accrued expenses	286,384
Due to developers	2,500
Accrued interest payable	615,719
Retainage payable	318,507
Noncurrent liabilities:	
Due within one year	425,000
Due in more than one year	25,658,107
Total liabilities	27,306,217
Net Position:	
Net investment in capital assets	(986,769)
Restricted for debt service	2,293,715
Unrestricted	30,207
Total net position	\$ 1,337,153

Toscana Isles Community Development District
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue		Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating and Contributions		
Governmental activities:					
General government	\$ 99,770	\$ 112,641	\$ -	\$ -	\$ 12,871
Interest on long-term debt	1,483,912	1,971,561	17,175	83,002	587,826
Total governmental activities	\$ 1,583,682	\$ 2,084,202	\$ 17,175	\$ 83,002	600,697
			General Revenues:		
			Investment income		53
			Change in net position		600,750
			Net position, beginning		736,403
			Net position, ending		\$ 1,337,153

Toscana Isles Community Development District
Balance Sheet
Governmental Funds
September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash	\$ 409,956	\$ 299,882	\$ -	\$ 709,838
Prepaid expenses	7,705	-	-	7,705
Investments	-	2,210,946	4,787,679	6,998,625
Due from other funds	-	395,885	-	395,885
Assessments receivable	3,234	12,246	-	15,480
Total assets	<u>\$ 420,895</u>	<u>\$ 2,918,959</u>	<u>\$ 4,787,679</u>	<u>\$ 8,127,533</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 1,828	\$ -	\$ 284,556	\$ 286,384
Retainage payable	-	-	318,507	318,507
Due to other funds	395,885	-	-	395,885
Due to developers	2,500	-	-	2,500
Total liabilities	<u>400,213</u>	<u>-</u>	<u>603,063</u>	<u>1,003,276</u>
Deferred Inflows:				
Unavailable revenue	3,050	9,525	-	12,575
Fund balances:				
Nonspendable	7,705	-	-	7,705
Restricted for:				
Debt service	-	2,909,434	-	2,909,434
Capital assets	-	-	4,184,616	4,184,616
Assigned	9,927	-	-	9,927
Total fund balances	<u>17,632</u>	<u>2,909,434</u>	<u>4,184,616</u>	<u>7,111,682</u>
Total liabilities and fund balances	<u>\$ 420,895</u>	<u>\$ 2,918,959</u>	<u>\$ 4,787,679</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 20,911,722

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. 12,575

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

	Accrued interest payable	(615,719)	
	Bonds payable	<u>(26,083,107)</u>	<u>(26,698,826)</u>

Net Position of Governmental Activities \$ 1,337,153

Toscana Isles Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Assessment revenue	\$ 102,473	\$ 1,934,146	\$ -	\$ 2,036,619
Assessment revenue - prepayments	-	37,415	-	37,415
Investment and miscellaneous income	53	17,175	83,002	100,230
Total revenues	<u>102,526</u>	<u>1,988,736</u>	<u>83,002</u>	<u>2,174,264</u>
Expenditures:				
Current:				
General government	92,020	7,750	-	99,770
Debt Service:				
Interest	-	1,482,469	-	1,482,469
Principal	-	165,000	-	165,000
Capital outlay	-	-	5,810,987	5,810,987
Total expenditures	<u>92,020</u>	<u>1,655,219</u>	<u>5,810,987</u>	<u>7,558,226</u>
Excess (Deficit) of Revenues Over Expenditures	<u>10,506</u>	<u>333,517</u>	<u>(5,727,985)</u>	<u>(5,383,962)</u>
Net change in fund balances	10,506	333,517	(5,727,985)	(5,383,962)
Fund balances, beginning of year	7,126	2,575,917	9,912,601	12,495,644
Fund balances, end of year	<u>\$ 17,632</u>	<u>\$ 2,909,434</u>	<u>\$ 4,184,616</u>	<u>\$ 7,111,682</u>

Toscana Isles Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**
Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10)	\$ (5,383,962)
<p>Governmental Funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.</p>	
Capital outlay	5,810,987
<p>Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.</p>	
	165,000
<p>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds</p>	
	10,168
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Change in accrued interest	3,952
Amortization of bond discount	(5,395)
Change in Net Position of Governmental Activities (page 8)	<u>\$ 600,750</u>

Toscana Isles Community Development District
**Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund**
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Assessment Revenue	\$ 102,262	\$ 102,566	\$ 102,473	\$ (93)
Investment and Miscellaneous Income	-	53	53	-
Total revenues	102,262	102,619	102,526	(93)
Expenditures:				
Current:				
General government	84,553	99,745	92,020	7,725
Total expenditures	84,553	99,745	92,020	7,725
Net change in fund balance	17,709	2,874	10,506	7,632
Fund balance, beginning	7,126	7,126	7,126	-
Fund balance, ending	\$ 24,835	\$ 10,000	\$ 17,632	\$ 7,632

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Toscana Isles Community Development District, (the “District”) was established on December 10, 2013 by the City of Venice, Florida, Ordinance 2013-38 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the “Board”), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board of Supervisors are affiliated with the Developer.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund

Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund

Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid costs

Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All capital asset acquisition and construction costs are considered infrastructure under construction at September 30, 2020.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental fund balance sheet, these amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2020, the District implemented Government Accounting Standards Boards (GASB) Statement No. 95, *Postponement of Effective Dates of Certain Authoritative Guidance*. This statement postpones the effective dates of certain upcoming standards. There was no effect on beginning balances of the District.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors. There were no budget amendments for the fiscal year ended September 30, 2020.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The District has the following recurring fair value measurements as of September 30, 2020:

- Money market mutual funds of \$6,998,625 are valued using Level 2 inputs.

Investments made by the District at September 30, 2020 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund, Class Y	\$ 1,320,231	AAAm	44 Days
First American Government Obligation Fund, Class Z	5,678,394	AAAm	44 Days
	<u>\$ 6,998,625</u>		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Improvements under construction	\$ 15,100,735	\$ 5,810,987	\$ -	\$ 20,911,722
Total capital assets not being depreciated	<u>15,100,735</u>	<u>5,810,987</u>	<u>-</u>	<u>20,911,722</u>
Governmental activities capital assets, net	<u>\$ 15,100,735</u>	<u>\$ 5,810,987</u>	<u>\$ -</u>	<u>\$ 20,911,722</u>

NOTE 5 INTERFUND RECEIVABLES AND PAYABLES

At year-end, the general fund owed the debt service fund \$395,885 for assessments not yet transferred.

NOTE 6 LONG-TERM LIABILITIES

At September 30, 2020, the District had Bonds issued as follows:

<u>Series</u>	<u>Issue Date</u>	<u>Original Face Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>
Special Assessment Bonds - Public Offering:				
Series 2014				
CUSIP #89149C AA6	October 1, 2014	10,360,000	5.750%	November 1, 2027
CUSIP #89149C AB4	October 1, 2014	7,930,000	6.250%	November 1, 2044
Series 2018				
CUSIP #89149C AC2	November 1, 2018	1,065,000	4.375%	November 1, 2023
CUSIP #89149C AD0	November 1, 2018	2,005,000	5.000%	November 1, 2029
CUSIP #89149C AE8	November 1, 2018	5,065,000	5.375%	November 1, 2039
CUSIP #89149C AF5	November 1, 2018	8,590,000	5.500%	November 1, 2049

The Special Assessment Bonds, Series 2014, and 2018 were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Interest is to be paid semiannually for each Bond series on each May 1 and November 1. Principal is to be paid serially for the Series 2014 and 2018 Bonds on each November 1.

The Series 2014, and 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2014 and 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indentures. In the event of default, all principal and interest of the bonds will become immediately due and payable

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

As of September 30, 2020, total principal and interest remaining on the 2014 Bonds amounts to \$18,692,530. For the year ended September 30, 2020, principal and interest paid was \$755,931 and total special assessment revenue pledged was \$830,023.

As of September 30, 2020, total principal and interest remaining on the 2018 Bonds amounts to \$33,756,153. For the year ended September 30, 2020, interest paid was \$891,538 and total special assessment revenue pledged was \$1,141,538.

Long-term liability activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds Payable:					
Series 2014	\$ 9,680,000	\$ -	\$ (165,000)	\$ 9,515,000	\$ 175,000
Series 2018	16,725,000	-	-	16,725,000	250,000
Bond discount	(162,288)	-	5,395	(156,893)	-
Governmental activity long-term liabilities	<u>\$ 26,242,712</u>	<u>\$ -</u>	<u>\$ (159,605)</u>	<u>\$ 26,083,107</u>	<u>\$ 425,000</u>

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 425,000	\$ 1,467,225
2022	445,000	1,445,719
2023	465,000	1,423,200
2024	490,000	1,399,559
2025	510,000	1,373,875
2026 - 2030	2,995,000	6,417,250
2031 - 2035	3,935,000	5,450,072
2036 - 2040	5,205,000	4,140,657
2041 - 2045	6,905,000	2,393,313
2046 - 2050	4,865,000	697,813
	<u>\$ 26,240,000</u>	<u>\$ 26,208,683</u>

NOTE 7 RELATED PARTY TRANSACTIONS

Developer Transaction:

The Developer owns a portion of land within the District; therefore assessment revenue in the general and debt service funds include assessments levied on those lots owned by the Developer. The Developer's portion of special assessment revenue for the year ended September 30, 2020 totaled \$1,208,187 which is 58% of total special assessment revenue. At September 30, 2020, the District owed the Developer \$2,500.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Toscana Isles Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Toscana Isles Community Development District* (the "District") as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated May 18, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
May 18, 2021

MANAGEMENT LETTER

Board of Supervisors
Toscana Isles Community Development District

Report on the Financial Statements

We have audited the financial statements of *Toscana Isles Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated May 18, 2021

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 18, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
May 18, 2021



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Toscana Isles Community Development District

We have examined *Toscana Isles Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants *and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
May 18, 2021

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

WHEREAS, the District's Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

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

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020 for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 14th day of July, 2021.

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13CI

From: Shelly Williams <swilliams@accessdifference.com>
Sent: Thursday, July 01, 2021 8:53 AM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Cc: Daniel Rom <romd@whhassociates.com>; Jamie Sanchez <sanchezj@whhassociates.com>; Debbie Tudor <tudord@whhassociates.com>
Subject: RE: Toscana Isles CDD - recurring follow up as requested by the CDD board

Good morning Cindy.

The clubhouse has been reopened and the HOA would permit CDD meetings to be held at the clubhouse; however, maximum capacity will be limited to 50 people.

SHELLY WILLIAMS, LCAM
Toscana Isles Master Association, Inc.
100 Maraviya Boulevard
Venice, FL 34275

p: (941)263-3147
p: (813)607-2220 – After Hours
w: accessdifference.com

ACCESS MANAGEMENT
215 Celebration Place, Suite 115, Celebration, FL 34747
2970 University Parkway, Suite 101, Sarasota, FL 34243



MANAGEMENT

REALTY

MAINTENANCE

LIFESTYLE



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From: Cindy Cerbone <cerbonec@whhassociates.com>
Sent: Wednesday, June 30, 2021 8:18 AM
To: Shelly Williams <swilliams@accessdifference.com>
Cc: Daniel Rom <romd@whhassociates.com>; Jamie Sanchez <sanchezj@whhassociates.com>; Debbie Tudor <tudord@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 July 14th. Would you please provide an update on the Clubhouse by Friday, July 2nd and reply back to all on this email?

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

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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13CII

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, 2020 ¹	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, 2021 ¹	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>Venice - Nokomis Elks Lodge #1854, 1021 Discovery Way, Nokomis, Florida 34275</i>		
March 31, 2021 ¹ CANCELED	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
FOR MEMBERS OF THE PUBLIC, DISTRICT STAFF AND SUPERVISORS UNABLE TO ATTEND IN PERSON, ASSUMING AN IN PERSON QUORUM OF THE BOARD		
Join Zoom Meeting https://us02web.zoom.us/j/82149315701?pwd=cmRQV0psSU1M0VcUFTUmRKUkxRUT09 Meeting ID: 821 4931 5701 Passcode: 090381		
Dial by your location: +1 646 558 8656 Meeting ID: 821 4931 5701 Passcode: 090381		

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 <i>rescheduled to July 14, 2021</i>	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		
July 14, 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 1, 2021¹	Regular Meeting	10:00 AM
<i>Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota Florida, 34233</i>		