

# **TOSCANA ISLES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 6, 2025**

## **BOARD OF SUPERVISORS PUBLIC HEARING AND REGULAR MEETING AGENDA**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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**  
[www.toscanaislescdd.net](http://www.toscanaislescdd.net)

July 30, 2025

Board of Supervisors  
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Public Hearing and Regular Meeting on August 6, 2025 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Approval of July 2, 2025 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Continued Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
7. Discussion: Roads
8. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
9. Discussion: Authorizing HOA to Handle Sidewalk Approvals
10. Discussion: Bridge Pavers
11. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date

**ATTENDEES:**

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

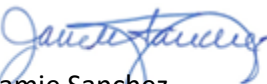
12. Consideration of Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date
13. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
14. Acceptance of Unaudited Financial Statements as of June 30, 2025
15. Staff Reports
  - A. District Counsel: *Straley Robin Vericker*
  - B. District Engineer: *AM Engineering, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 1,511 Registered Voters as of April 15, 2025
    - NEXT MEETING DATE: September 3, 2025 at 10:00 AM
    - QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JAMES COLLINS	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SCOTT BLASER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MICHAEL TRACZUK	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	PAUL SCHMITT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Board Members' Comments/Requests
17. Public Comments
18. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,

  
Jamie Sanchez  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**



**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**2**

## RESOLUTION 2021-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Toscana Isles Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

**WHEREAS**, the Board desires to adopt policies with respect to meetings of the Board.

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

**Section 1. Board of Supervisors Meeting Policies.** The Board hereby adopts the following policies for the conduct of Board meetings:


- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.**

**Attest:**

  
\_\_\_\_\_  
Name: Daniel Rom  
Assistant Secretary

**Toscana Isles Community  
Development District**

  
\_\_\_\_\_  
Alex Hays  
Chair of the Board of Supervisors

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on July 2, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

**Present:**

Scott Blaser	Chair
Bill Cantardo (via telephone)	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary
Paul Schmitt	Assistant Secretary

**Also present:**

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Diane Jochum	Resident and Master HOA Board Member

**Residents present:**

Bill Ambrose	Sue Perry	Kevin Tedford	Maryann Bozich-DiLuigi
Dennis Koroll	Tom Hart	John Wiley	Robert Raimondi
Janet Sasso	Lisa Hart	Anthony Nicholas	Paul Remington

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:00 a.m.

Supervisors Blaser, Collins, Traczuk and Schmitt were present. Supervisor Contardo attended via telephone.

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40 **SECOND ORDER OF BUSINESS**Continued Discussion: Resolution 2021-05,  
Policies Regarding the Conduct of Meetings  
of the Board

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44 Mr. Blaser reviewed portions of Resolution 2021-05 related to the Rules and Policies for  
45 conducting CDD meetings.

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47 **THIRD ORDER OF BUSINESS**Approval of June 4, 2025 Regular Meeting  
Minutes

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50 Mr. Blaser presented the June 4, 2025 Regular Meeting Minutes.

51 Regarding a recent resident inquiry, Ms. Sanchez stated the meeting call in phone line is  
52 strictly for Board and Staff; members of the public are no longer able to call in to participate in  
53 the meeting and/or make public comments. However, audio recording requests can be promptly  
54 forwarded.

55

56 **On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the**  
57 **June 4, 2025 Regular Meeting Minutes, as presented, were approved.**

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60 **FOURTH ORDER OF BUSINESS**

## Chairman's Opening Remarks

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62 Mr. Blaser stated that he is still working in his capacity as the Communication Liaison with  
63 the HOA Board and has been in communication with some HOA Board Members about various  
64 items, which will probably be discussed during public comments.

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66 **FIFTH ORDER OF BUSINESS**

## Public Comments

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68 Resident and Master HOA Board Member Diane Jochum informed the Board that Scott is  
69 willing to attend a meeting to answer questions to avoid the spread of rumors. She suggested  
70 that Board Members who cannot attend the meeting participate via Zoom.

71 Resident Sue Perry asked for clarification regarding which entity is responsible for  
72 maintaining the weir. She asked for the locations of any wetlands within the CDD, if there are

any. Ms. Sanchez stated the District has nothing to do with the weir; the HOA is responsible for maintenance. She will research the existence of wetlands and provide an update at a future meeting.

In response to a resident question regarding insurance, Ms. Sanchez stated everything was forwarded to Egis, the CDD's insurance carrier, and coverage is in place. Funds have been budgeted and await Board approval. Asked if Staff can provide a list of insured items, Ms. Sanchez stated she will share it once the carrier provides Management with a list.

Mr. Blaser stated a resident previously asked about the certification of the lakes. He asked if it was decided that the CDD would pay for it. Ms. Sanchez stated District Counsel researched this, as directed, and she emailed the Board. She read the email contents into the record:

"The maintenance agreement does not specify the responsibility for such items; it only references the Master Maintenance Associations responsibilities to maintain and repair. However, since the Associations are the entities who have knowledge about the maintenance of the lakes, they would be the ones best suited to be the lead for such certification. It would be appropriate for them to bear the cost as part of their ongoing maintenance and repair services rather than involve another party to take on responsibility with respect to the lakes. And since they need an Engineer to fill out the certification form, it is understood that they probably do not have their own engineer and it would make sense for them to utilize the District Engineer, since they are familiar with the system."

## SIXTH ORDER OF BUSINESS

### Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]

Ms. Sanchez stated this corresponds with the Eighth Order of Business, which is a discussion of the roads and the Board previously asked about when the roads were constructed. Referencing a site plan, Ms. Sanchez stated the District Engineer provided best estimates on phases of when the roads were built and the legend shows the color and the year. Mr. Blaser stated the regulation on the road construction was from 2017, so one road was built prior to that.

A resident stated it appears that the regulation of how the roads were constructed, from the Engineering Report does not match the 2017 Report and asked about contacting the City of

Venice Permit Department and finding out how they will address the roads not constructed, per the regulations. A Board Member voiced his understanding that the latest rules for constructing roads was from 2017, which is when  $\frac{3}{4}$  of the roads were constructed. It was noted that, if the City of Venice takes the lead because they signed off on roads that were not up to standard, they should pursue the Developer. Mr. Traczuk will contact the City of Venice regarding the roads. A Board Member suggested Mr. Traczuk find out if they are willing to correct their mistake by approving the road construction. Ms. Sanchez asked to be kept informed and copied on the outcome of the meeting with City officials.

This item will remain on the agenda.

#### **SEVENTH ORDER OF BUSINESS**

**Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

Ms. Sanchez stated Mr. Traczuk will provide an update regarding his recent meeting on site with a representative from DR Horton.

Mr. Traczuk stated that he and Ms. Jochum toured the development yesterday with Mr. Chris Walsh, a Land Development Manager for DR Horton, who was provided with a list of the curbing and sidewalks defects that should be addressed. Upon inspecting the sidewalks and curbs, Mr. Walsh's opinion was that a lot of the curbing damage is cosmetic and a maintenance issue that is the responsibility of the homeowners, and Mr. Walsh indicated that it should be a discrepancy of at least  $\frac{1}{4}$ " and that the discoloration of the sidewalk is not an issue. Mr. Walsh asked Mr. Traczuk and Ms. Jochum to go through the community to get a more precise concept of the curbing. Mr. Walsh thinks the initial maintenance of the curbing is not something that DR Horton will address, with the exception of the deep curvature of the curb. He basically indicated that, when DR Horton signed off with the City of Venice, the City made sure that the flow of water was enough to go through so the damage to the curbing is not interfering with the flow of water, and therefore, DR Horton should not be responsible for that. However, he will consider repairing/addressing the deep gashes in the curbing.

Mr. Traczuk stated he and Ms. Jochum were unhappy with Mr. Walsh's response. He will invite contractors on site to give their opinions and confer with a few residents regarding going



to small claims court over the sidewalk issues, to possibly convince DR Horton to change its mind and address the rest of the community.

Discussion ensued regarding whether DR Horton would repair construction-related defects caused by some of its vehicles, homeowner maintenance responsibilities, sidewalk ownership, the City of Venice and street and sidewalk cleaning.

This item will remain on the agenda.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion: Roads**

This item was addressed during the Sixth Order of Business.

This item will remain on the agenda, following the Sixth Order of Business.

#### **NINTH ORDER OF BUSINESS**

#### **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

#### **A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

#### **TENTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements as of May 31, 2025**

**On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.**

#### **ELEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

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

Mr. Blaser asked Staff to re-send an email to the Board regarding District Counsel's previous answer about sidewalk ownership.

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

There was no report.

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

- **UPCOMING MEETINGS**

- **August 6, 2025 at 10:00 AM [Adoption of FY2026 Budget]**

- **September 3, 2025 at 10:00 AM**

- **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

In response to a request, Ms. Sanchez will email the City of Venice Ordinance that governs what the CDD can and cannot do.

Mr. Contardo voiced his opinion that the Board should consider the age of the roads and what that means in relation to compaction.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

Ms. Jochum stated she and Mr. Traczuk were informed that DR Horton is only responsible for Phases 5, 6 and 7. She reported that the HOA paid for the stormwater certification.

Resident Lisa Hart asked for clarification of private versus public roads and about the responsibility for sidewalk maintenance. Mr. Blaser explained that the City of Venice sometimes refers to CDD roads as private but they are actually public roads created through a public bond and created by a public entity, so they are public roads. Regarding sidewalk maintenance, Mr. Blaser stated the current contract between the CDD and the HOA stipulates that all maintenance on CDD property is performed by the HOA.

Resident Kevin Tedford stated he lives on a lake secured by a back wall that extends to the front and an easement on both sides. He asked about ownership and maintenance responsibilities of the areas around his home. Mr. Blaser recommended that Mr. Tedford

201 research the word "easement" and the plat plan, which should clarify the resident's maintenance  
202 responsibility and what an easement can and cannot do.

203 Discussion ensued regarding the easement, a utility survey, the sidewalk and curbs,  
204 cracked pavers, PVC covers and DR Horton.

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206 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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208 **On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the**  
209 **meeting adjourned at 10:55 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**



## REPORT OF GEOTECHNICAL EXPLORATION

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### TOSCANA ISLES PAVEMENT INVESTIGATION VENICE, FLORIDA

AREHNA PROJECT NO. B-25-030  
APRIL 14, 2025

Prepared For:  
**Wrathell, Hunt Associates, LLC**  
2300 Glades Road #410W  
Boca Raton, Florida 33431

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Prepared By:  
**AREHNA Engineering, Inc.**  
5012 West Lemon Street  
Tampa, Florida 3360



April 14, 2025

Jamie Sanchez  
**Wrathell, Hunt Associates, LLC**  
2300 Glades Road #410W  
Tampa, Florida 33431

Subject: **Report of Geotechnical Exploration**  
Toscana Isles Pavement Investigation  
Venice, Florida  
AREHNA Project B-25-030

AREHNA Engineering, Inc. (AREHNA) is pleased to submit this report of our geotechnical exploration for the proposed project. Services were conducted in general accordance with AREHNA Proposal B.Prop-24-271.REV dated March 13, 2025. The purpose of our geotechnical study was to obtain information on the general subsurface conditions and provide pavement recommendations including determination of the possible causes of the pavement distress.

This report presents our analyses and recommendations and our understanding of the project, an outline of our exploratory procedures, summary of field and laboratory data obtained as well as our general recommendations for repair.

AREHNA appreciates the opportunity to have assisted BCC Engineering on this project. Should you have any questions with regards to this report, or if we can be of any further assistance, please contact this office.

Best Regards,

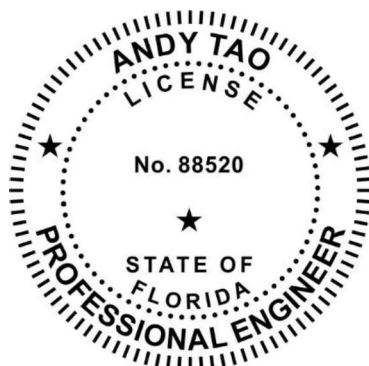
**AREHNA ENGINEERING, INC.**

**FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 28410**

This item has been digitally signed and sealed by:



Sean Seibert, E.I.  
Engineering Intern



2025.04.14  
Andy Tao 16:48:08  
-04'00'

Andy Tao, P.E.  
Senior Geotechnical Engineer  
Florida Registration 88520  
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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USDA & USGS Vicinity Maps – Sheet 1  
Boring Location Plan – Sheet 2  
Soil Boring Profiles – Sheet 3

### APPENDIX B

Summary of USDA Soil Survey – Table 1  
Summary of Laboratory Core Evaluations – Table 2  
Summary of DCP Test Results – Table 3  
Graph of DCP Test Results  
Field and Laboratory Procedures

### APPENDIX C

Pavement Core Photo Sheets





## 1.0 PROJECT INFORMATION AND SCOPE OF WORK

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### 1.1 SITE DESCRIPTION AND PROJECT CHARACTERISTICS

The project is located at Toscana Isles in Venice, Florida. The project consists of evaluating the potential causes of the cracking within the existing roadways and curbs. Pavement cracking and occasional depressions have formed in the existing pavement and paver areas. Pavement cores with hand augers and Dynamic Cone Penetrometer (DCP) tests have been requested to evaluate the existing pavement and subgrade conditions before proceeding with repairs.

### 1.2 SCOPE OF WORK

The purpose of our geotechnical study was to obtain information on the general subsurface conditions at the proposed project site. The subsurface materials encountered were evaluated with respect to the available project characteristics. In this regard, engineering assessments for the following items were formulated:

- Identification of the existing groundwater levels.
- General location and description of potentially deleterious materials encountered in the borings which may have an impact on the proposed construction.
- Existing pavement and base layer thicknesses.
- Evaluation of likely cause(s) for the reported distress.
- General geotechnical recommendations for the proposed pavement improvements.

The following services were performed to achieve the above-outlined objectives:

- Conducted site reconnaissance and mark core locations.
- Requested utility location services from Sunshine811.
- Performed eight (8) pavement cores with hand auger borings through each core hole to a depth of up to 4 to 5 feet within existing pavement section.
- Performed eight (8) Dynamic Cone Penetrometer (DCP) tests to a depth of about 4 to 5 feet through each core hole location to evaluate shallow subgrade relative densities.
- Visually classified and stratified soil samples obtained in the hand auger borings and pavement using the USCS Soil Classification System.
- Reported the results of the field exploration. The results of the subsurface exploration are presented in this written letter report signed by a professional engineer specializing in geotechnical engineering.



## 2.0 FIELD EXPLORATION AND LABORATORY TESTING

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### 2.1 FIELD EXPLORATION

Our scope included eight (8) Pavement Cores with corresponding hand auger borings and Dynamic Cone Penetrometer (DCP) tests in distressed areas of the existing subject pavement area. The eight cores (PC-01 through PC-08) were selected during an initial site visit at locations of observed distress along Ravello Blvd., Toscavilla Blvd., Maraviya Blvd., Vinadio Blvd., Palestro St., and Ventosa Pl. within the Toscana Isles community complex. Two of the core locations (PC-01 and PC-04) were anticipated to be within existing paver areas of crosswalks along Ravello Blvd. and Toscavilla Blvd. However, during the field work the pavers were too difficult to remove without damaging the pavers. Pavement cores were done adjacent to the crosswalks in locations near the observed distress. Core PC-05C was planned to be performed on the bridge along Maraviya Blvd., however the pavers were too difficult to remove without damaging. Core PC-05 was moved to the pavement south of the bridge in any area showing distress.

The pavement cores were performed with the use of a 6-inch inside diameter core bit. Upon completion, the asphalt was patched with asphalt cold patch and left level with the surrounding pavement grade and the asphalt pavement cores were transported to our laboratory where they were further examined, measured, and photographed by an engineer.

Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations (prior to augering) to determine the relative soil density of the subgrade soils. DCP blow counts were recorded at 2-inch intervals and converted to estimated equivalent LBR percentage. DCP results are provided on **Table 3 in Appendix B** including graphs showing DCP results (equivalent LBR percentage versus depth) for comparison purposes.

The hand auger borings were performed in the pavement core locations to depths of 4 to 5 feet below the existing pavement surface by manually advancing a 3-inch diameter, 6-inch-long sampler into the soil until the sampler was full. The sampler was then retrieved and the soils in the sampler were removed and visually classified. The soil sampling was performed in general accordance with ASTM Test Designation D-1452, entitled "Soil Investigation and Sampling by Auger Borings." Representative portions of these soil samples were sealed in glass jars, labeled and transferred to AREHNA's Tampa Office for appropriate classification. Boreholes were backfilled with auger spoils and the pavement was patched using cold patch asphalt after the borings were completed.

The approximate core/boring locations and approximate core/boring coordinates are provided on the **Boring Location Plan, Sheet 2 in Appendix A**. The soil profiles are on the **Soil Boring Profiles, Sheet 3 in Appendix A**. The borings were located in the field by using GPS Coordinates. The **Pavement Core Photographs in Appendix C** show the approximate locations of the cores/borings.



### 3.0 SITE AND SUBSURFACE CONDITIONS

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#### 3.1 USGS TOPOGRAPHIC DATA

The topographic survey map published by the United States Geological Survey was reviewed for ground surface features at the proposed project location (**USGS Vicinity Map** in **Appendix A**). Based on this review, natural ground surface elevations at the project site are approximately EL. +10 to +20 feet National Geodetic Vertical Datum of 1929 (NGVD 29). These elevations may not account for fill added for the existing pavement section.

#### 3.2 USDA NATURAL RESOURCES CONSERVATION SERVICE DATA

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey for this area was reviewed subsurface features at the proposed project location. This survey indicates that there are three soil types at the project site. A summary of the USDA soil type is provided on **Table 1** in **Appendix B**. It should be noted that these soil types are mostly fill (or made land) that has been altered by earthmoving equipment. The Soil Survey reports that the soil types in this area generally consist of sandy soils with varying amounts of fines content (A-3, A-2-4).

#### 3.3 SUBSURFACE CONDITIONS

A pictorial representation of the subsurface conditions encountered in the borings is shown on the **Soil Boring Profiles, Sheet 3** in **Appendix A**. The following soil conditions highlight the general subsurface stratification. When reviewing the boring records, it should be understood that soil conditions may vary between, and away from, boring locations.

The pavement cores and hand auger borings (PC-01 through P-08) encountered asphalt thicknesses of 1.4 to 2.4 inches followed by base material thicknesses between 6 to 11.8 inches. The base materials consisted of sand and shell. **Table 2** in **Appendix B** provides details of the pavement section at each core location. Below the base materials, the borings generally encountered sands with varying amounts of fines contents (A-3, A-2-4) to depths of up to 5 feet below pavement grades.

#### 3.4 GROUNDWATER CONDITIONS

The groundwater level was not encountered in the borings performed. Fluctuation in groundwater levels should be expected due to seasonal climatic changes, construction activity, rainfall variations, surface water runoff, tidal variations and other site-specific factors.



### 3.5 ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL

The Seasonal High Water Table (SHWT) is the highest average depth of soil saturation during the wet season in a normal year. The procedures for estimating SHWT include an examination of county soil surveys, field verification by observation, and identification of indicators within the soil profile. The hand auger borings were performed during the dry season however, at this site, the water table is controlled by the water level in the ponds. Based on the information obtained from the field investigation and our experience in the area, we estimate the seasonal high water table to be at a depth of approximately  $2.5 \pm 0.5$  feet.

### 3.6 SOIL DENSITY – DCP RESULTS

Eight (8) Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations, PC-01 through PC-08. A summary table presenting the DCP test results and corresponding Limerock Bearing Ratio (LBR) values at each core location is presented on **Table 3** in **Appendix B**. We note boring PC-05C encountered hard material (possibly a rock), at depths of 22 inches. The following interval of 22 to 24 inches was hand augered past due to DCP refusal.

In general, the LBR values varied from about 1 to 93. We would typically expect well compacted sand to be approximately LBR 20 (20%). The soil density was loosest in boring PC-04, with LBR Values ranging between 1 to 56. Generally, the soil density is greatest at shallower depths (compacted) and is looser at deeper depths. However, there was some loose soil encountered directly below the bottom of the base material. Densities were not measured within the base material.



## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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### 4.1 GENERAL

In general, the existing subgrade soils below the existing asphalt pavement and base materials generally consisted of sands with minimal fines content (A-3). We did not find evidence of voids in the shallow soils, although there were a few locations and depths with some very loose subgrade soils. Generally, the pavement issues appear to be due to poor quality of road base, improper subgrade compaction, and failure of the asphalt pavement itself.

Hand auger borings (PC-01 through 08) generally encountered sand directly below the existing pavement and base material section. The subgrade appears to be relatively looser beginning at depths between 2 and 3.5 feet below the existing pavement grade across the project site. This may cause deformation as loads pass over the pavement section causing the pavement to crack over time. Cores PC-02, PC-03, PC-05C, PC-06, and PC-08 had full depth cracks of the pavement cracks of pavement.

Cores PC-01 and PC-04 were performed just outside of the crosswalks that where pavers experiencing cracking and depressions. The subgrade in these locations appeared to be relatively loose beginning at depths of 2.5 and 2 feet below the existing pavement grades, respectively. These areas are mostly likely cracking due to failures of the pavers themselves due to loads passing over the crosswalk. The depressions are mostly likely due to the loose subgrade.

Core PC-07 was performed in the cul-de-sac where the pavement appeared to be rough around an existing manhole. Core PC-07 encountered relatively loose subgrade beginning at a depth of 2.5 feet below the existing pavement grade. The surficial pavement damage is mostly likely due to improper compaction during installation of the manhole.

In general, there is an issue with the pavement base material. A mix of sand and shell is not proper base material. As it currently exists, it acts more like a stabilized subgrade, which is weaker than standard base material. Likely, as it was originally installed, it was a layer of thin shell (without sand). Shell can be a good base material, but it needs to be separated from the sand subgrade with a fabric or other barrier material to prevent sand mixing with the shell. When the soil gets saturated, sand will migrate into voids in the shell, which both weakens the base material and loosens the subgrade due to soil loss. This mixing of the sand and shell occurs unevenly throughout the site, causing seemingly random cracks and occasional minor depressions, as we see here.

### 4.2 PAVEMENT REPAIR CONSIDERATIONS

Pavement repair options will depend on the budget available. The best, but most expensive option, is full pavement section replacement, including the base material. Otherwise, less expensive options include milling and resurfacing and replacing just the asphalt (and re-compact the existing base).



Relatively loose subgrade material was encountered below depths between 2 and 3.5 feet below the existing pavement grades. To reduce cracking in the future, any fill soils should consist of reasonably clean fine sands (inorganic, non-plastic sands containing less than 10 percent material passing the No. 200 mesh sieve) which would be SP or SP-SM in USCS classification or A-3 in AASHTO classification. At the base of the excavation (if the pavement is removed), the soil should be compacted to at least 98% of the maximum dry density Modified Proctor (ASTM D-1557).

Additionally, many of the locations appear to be failures of the asphalt pavement itself. If only milling and resurfacing, to improve the longevity of the pavement, the existing pavement should be milled to depths of 1 to 2 inches (depending on the asphalt thickness in each area) and resurfaced. For new flexible pavements, we recommend a minimum of 2 inches of asphalt and 10 inches of crushed concrete (LBR 150) base (limerock is not recommended due to moisture concerns). Stabilized subgrade is not required as long as the subgrade soil is compacted to 98% of Modified Proctor.

If the asphalt and base materials are not replaced, additional maintenance should be anticipated due to ongoing minor cracking and small depressions due to the poor condition of the base material and loose subgrade conditions.



## **5.0 BASIS FOR RECOMMENDATIONS**

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The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions may be different from those at specific boring locations and that conditions will not be as anticipated by the designers or contractors. AREHNA is not responsible for the conclusions, opinions or recommendations made by others based on the data presented in this report.



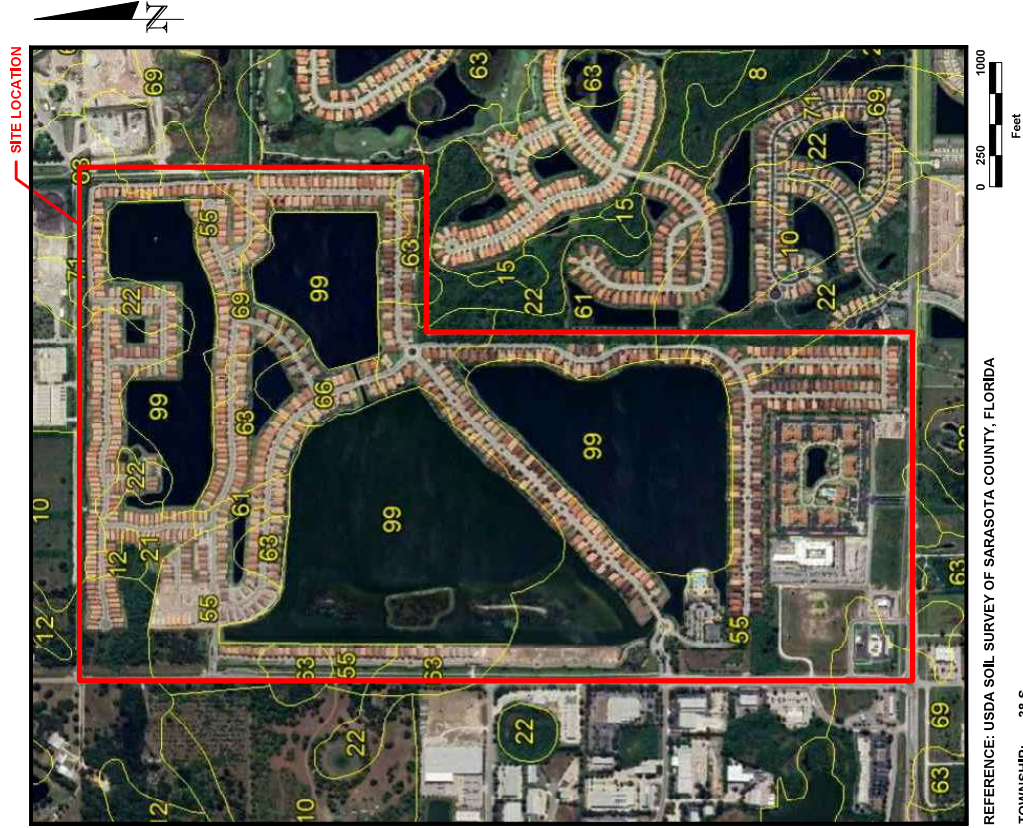
## **APPENDIX A**

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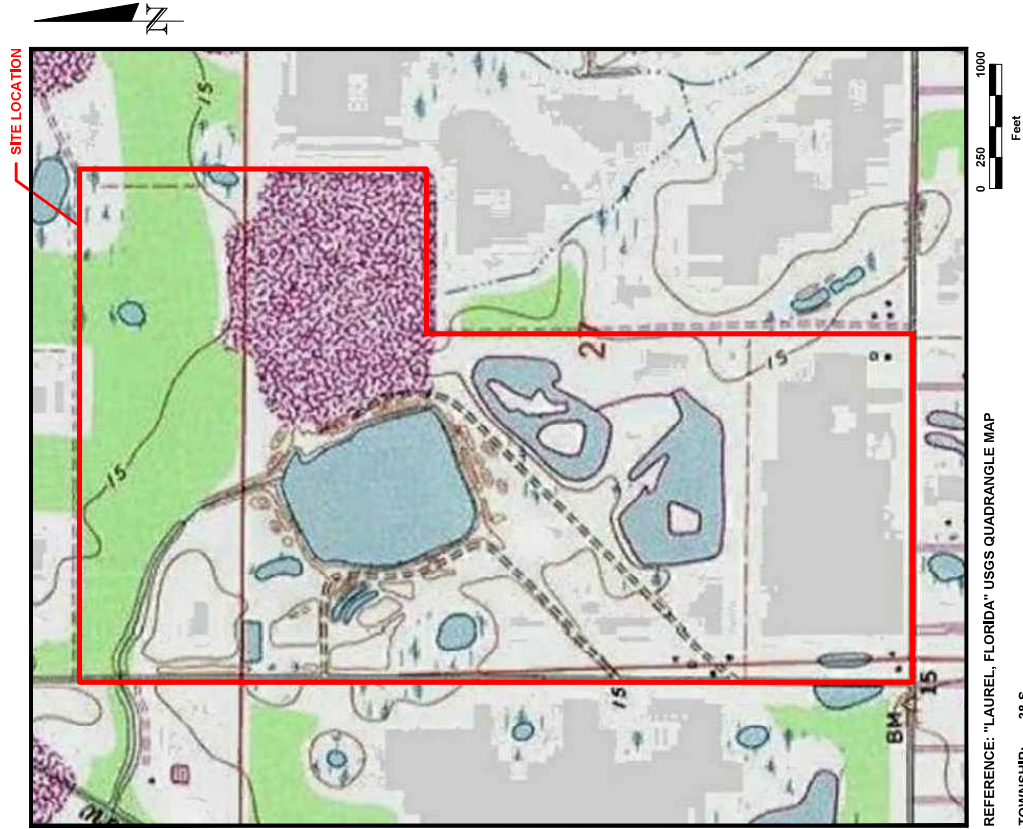
USDA & USGS Vicinity Maps – Sheet 1  
Boring Location Plan – Sheet s  
Soil Boring Profiles – Sheet 3



USDA SOIL SURVEY MAP



USGS TOPOGRAPHIC MAP



NO.	DATE	REVISIONS	
		DESCRIPTIONS	APPROVED

PREPARED BY:  
**AREHNA | Engineering, Inc.**  
5012 West Leland Street, Tampa, FL 33609  
Phone: 813-964-1144 | Fax: 813-964-1145  
E-MAIL: AREHNA@GMAIL.COM

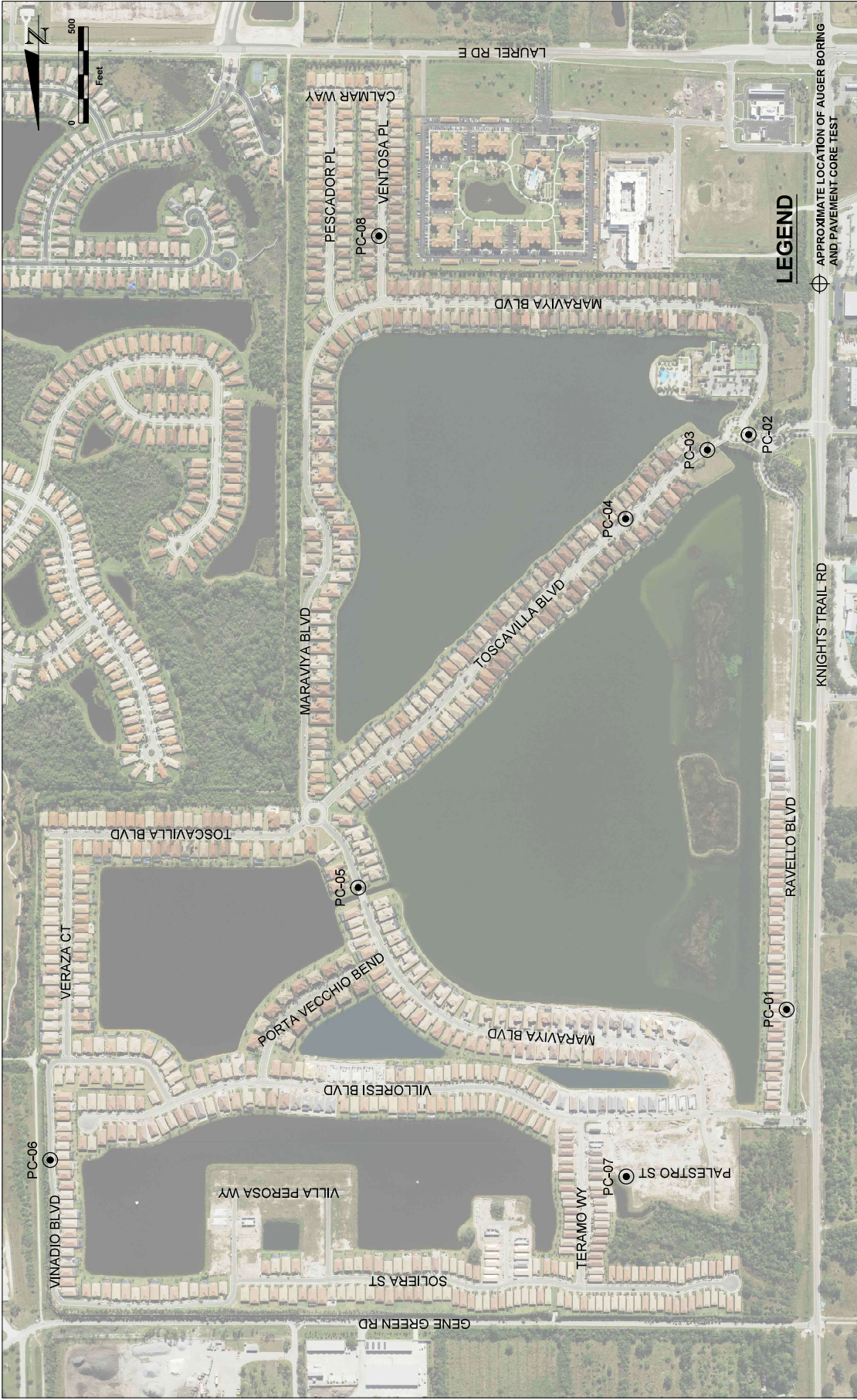
USDA & USGS VICINITY MAPS

NAME		DATE
DESIGNED BY:	SS	4/20/25
DRAWN BY:	DG	4/20/25
CHECKED BY:	AT	4/20/25
SUPERVISED BY:		Andy Tao, P.E.

PROJECT NAME  
TOSCANA ISLES  
VENICE, FLORIDA

PROJECT NO.	SHEET NO.
B-25-030	1





NO.		DATE	REVISIONS DESCRIPTIONS	APPROVED	

DESIGNED BY: SS 4/2025		NAME DATE	
DRAWN BY: DG 4/2025		SS 4/2025	
CHECKED BY: AT 4/2025		DG 4/2025	
SUPERVISED BY: Andy Tao, P.E.		AT 4/2025	

PROJECT NAME		PROJECT NO.	
TOSCANA ISLES		B-25-030	
VENICE, FLORIDA		SHEET NO.	
		2	


PREPARED BY:  
**AREHNA Engineering, Inc.**  
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BORING LOCATION PLAN

APPROXIMATE LOCATION OF AUGER BORING AND PAVEMENT CORE TEST

LEGEND



REVISIONS				<div>PREPARED BY:</div> <div> AREHNA Engineering, Inc. 5012 West Lenox Street, Tampa, FL 33609 Phone 813.944.3464   Fax 813.944.4959 Certificate of Authorization No. 28420</div>	SOIL BORING PROFILES	NAME	DATE	PROJECT NAME	PROJECT NO.	SHEET NO.	
NO.	DATE	DESCRIPTORS	APPROVED			DESIGNED BY:	SS				4/2025
						DRAWN BY:	DG				4/2025
						CHECKED BY:	AT				4/2025
						SUPERVISED BY:	Andy Tao, P.E.				
								TOSCANA ISLES	B-25-030	3	
								VENICE, FLORIDA			

## **APPENDIX B**

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Summary of USDA Soil Survey – Table 1

Summary of Laboratory Core Evaluation – Table 2

Summary of Dynamic Cone Penetrometer (DCP) Results – Table 3

Graph of DCP Results

Field and Laboratory Procedures

**TABLE 1**  
**SUMMARY OF USDA SOIL SURVEY**  
TOSCANA ISLES PAVEMENT INVESTIGATION  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
EauGiallie-Myakka fine sands-Urban land complex, 0 to 2 percent slopes (55)	See descriptions for EauGallie and Myakka soils below									
Eaugallie	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 22	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	22 - 44	Sand, fine sand	A-2-4, A-3	SP-SM, SM	0.6 - 2					
	44 - 48	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	49 - 66	Sandy loam, fine sandy loam, sandy clay loam	A-4, A-7-6, A-2-4	SC-SM, CL, SC	0.2 - 0.6					
	66 - 80	Loamy fine sand, fine sand, fine sandy loam	A-4, A-2-4	SM	0.6 - 2					
Myakka	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 24	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	24 - 42	Fine sand, sand, loamy fine sand	A-2-4, A-3	SP-SM, SM	2 - 6					
	42 - 60	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	60 - 80	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					

**TABLE 1**  
**SUMMARY OF USDA SOIL SURVEY**  
TOSCANA ISLES PAVEMENT INVESTIGATION  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
Holopaw fine sand, ponded-Urban land complex, 0 to 1 percent slopes (63)	0 - 4	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.0	Jul - Oct	Apparent	Moderate	Moderate
	4 - 50	Fine sand, sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	50 - 66	Sandy loam, sandy clay loam, fine sandy loam	A-4, A-6, A-2-4	SC-SM, SC	2 - 6					
	66 - 80	Loamy sand, fine sand, sand, loamy fine sand	A-2-4	SC-SM, SM	6 - 20					
Manatee loamy fine sand, ponded-Urban land complex, 0 to 1 percent slopes (66)	0 - 18	Loamy fine sand	A-2-4	SM	2 - 6	0.0	Jul - Oct	Apparent	Moderate	Low
	18 - 36	Sandy loam, sandy clay loam, fine sandy loam	A-6, A-2-4, A-7-6	SC-SM, CL, SC	0.6 - 2					
	36 - 48	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-4, A-6	SC-SM, SC, SM	0.6 - 2					
	48 - 80	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-6, A-4	SC-SM, CL, SM	0.6 - 2					

\* Urban Land consists of areas where most of the soil surface is covered with impervious materials such as highways, parking lots and industrial areas. Because the soils have been reworked, they are no longer recognized as natural soils and no data is provided.

**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-01								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	3	10.00	2.00	0.667	2	1.333	6	8
12	7	12.00	2.00	0.286	2	0.571	15	19
14	4	14.00	2.00	0.500	2	1.000	8	10
16	21	16.00	2.00	0.095	2	0.190	50	63
18	24	18.00	2.00	0.083	2	0.167	58	73
20	18	20.00	2.00	0.111	2	0.222	42	53
22	28	22.00	2.00	0.071	2	0.143	69	86
24	22	24.00	2.00	0.091	2	0.182	53	66
26	7	26.00	2.00	0.286	2	0.571	15	19
28	9	28.00	2.00	0.222	2	0.444	19	24
30	12	30.00	2.00	0.167	2	0.333	27	34
32	3	32.00	2.00	0.667	2	1.333	6	8
34	4	34.00	2.00	0.500	2	1.000	8	10
36	8	36.00	2.00	0.250	2	0.500	17	21
38	6	38.00	2.00	0.333	2	0.667	12	15
40	9	40.00	2.00	0.222	2	0.444	19	24
42	10	42.00	2.00	0.200	2	0.400	22	28
44	3	44.00	2.00	0.667	2	1.333	6	8
46	6	46.00	2.00	0.333	2	0.667	12	15
48	7	48.00	2.00	0.286	2	0.571	15	19
50	1	50.00	2.00	2.000	2	4.000	2	3
52	4	52.00	2.00	0.500	2	1.000	8	10
54	3	54.00	2.00	0.667	2	1.333	6	8
56	5	56.00	2.00	0.400	2	0.800	10	13
58	2	58.00	2.00	1.000	2	2.000	4	5
60	5	60.00	2.00	0.400	2	0.800	10	13

**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-02								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	8	14.00	2.00	0.250	2	0.500	17	21
16	7	16.00	2.00	0.286	2	0.571	15	19
18	8	18.00	2.00	0.250	2	0.500	17	21
20	27	20.00	2.00	0.074	2	0.148	66	83
22	25	22.00	2.00	0.080	2	0.160	61	76
24	26	24.00	2.00	0.077	2	0.154	63	79
26	12	26.00	2.00	0.167	2	0.333	27	34
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	4	32.00	2.00	0.500	2	1.000	8	10
34	5	34.00	2.00	0.400	2	0.800	10	13
36	7	36.00	2.00	0.286	2	0.571	15	19
38	3	38.00	2.00	0.667	2	1.333	6	8
40	4	40.00	2.00	0.500	2	1.000	8	10
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	4	48.00	2.00	0.500	2	1.000	8	10
50	1	50.00	2.00	2.000	2	4.000	2	3
52	2	52.00	2.00	1.000	2	2.000	4	5
54	3	54.00	2.00	0.667	2	1.333	6	8
56	4	56.00	2.00	0.500	2	1.000	8	10
58	6	58.00	2.00	0.333	2	0.667	12	15
60	4	60.00	2.00	0.500	2	1.000	8	10



**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-03								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	2	8.00	2.00	1.000	2	2.000	4	5
10	5	10.00	2.00	0.400	2	0.800	10	13
12	11	12.00	2.00	0.182	2	0.364	24	30
14	7	14.00	2.00	0.286	2	0.571	15	19
16	21	16.00	2.00	0.095	2	0.190	50	63
18	27	18.00	2.00	0.074	2	0.148	66	83
20	12	20.00	2.00	0.167	2	0.333	27	34
22	15	22.00	2.00	0.133	2	0.267	34	43
24	19	24.00	2.00	0.105	2	0.211	45	56
26	11	26.00	2.00	0.182	2	0.364	24	30
28	15	28.00	2.00	0.133	2	0.267	34	43
30	16	30.00	2.00	0.125	2	0.250	37	46
32	7	32.00	2.00	0.286	2	0.571	15	19
34	9	34.00	2.00	0.222	2	0.444	19	24
36	11	36.00	2.00	0.182	2	0.364	24	30
38	7	38.00	2.00	0.286	2	0.571	15	19
40	7	40.00	2.00	0.286	2	0.571	15	19
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	3	48.00	2.00	0.667	2	1.333	6	8
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	2	58.00	2.00	1.000	2	2.000	4	5
60	1	60.00	2.00	2.000	2	4.000	2	3

**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-04								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	10	14.00	2.00	0.200	2	0.400	22	28
16	17	16.00	2.00	0.118	2	0.235	39	49
18	19	18.00	2.00	0.105	2	0.211	45	56
20	8	20.00	2.00	0.250	2	0.500	17	21
22	11	22.00	2.00	0.182	2	0.364	24	30
24	12	24.00	2.00	0.167	2	0.333	27	34
26	3	26.00	2.00	0.667	2	1.333	6	8
28	5	28.00	2.00	0.400	2	0.800	10	13
30	7	30.00	2.00	0.286	2	0.571	15	19
32	5	32.00	2.00	0.400	2	0.800	10	13
34	5	34.00	2.00	0.400	2	0.800	10	13
36	4	36.00	2.00	0.500	2	1.000	8	10
38	3	38.00	2.00	0.667	2	1.333	6	8
40	7	40.00	2.00	0.286	2	0.571	15	19
42	3	42.00	2.00	0.667	2	1.333	6	8
44	5	44.00	2.00	0.400	2	0.800	10	13
46	3	46.00	2.00	0.667	2	1.333	6	8
48	2	48.00	2.00	1.000	2	2.000	4	5
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	3	6.000	1	1
54	3	54.00	2.00	0.667	4	2.667	3	4
56	6	56.00	2.00	0.333	5	1.667	4	5
58	9	58.00	2.00	0.222	6	1.333	6	8
60	7	60.00	2.00	0.286	7	2.000	4	5

**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-05								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	11	14.00	2.00	0.182	2	0.364	24	30
16	15	16.00	2.00	0.133	2	0.267	34	43
18	14	18.00	2.00	0.143	2	0.286	32	40
20	7	20.00	2.00	0.286	2	0.571	15	19
22	15	22.00	2.00	0.133	2	0.267	34	43
24	15	24.00	2.00	0.133	2	0.267	34	43
26	18	26.00	2.00	0.111	2	0.222	42	53
28	27	28.00	2.00	0.074	2	0.148	66	83
30	30	30.00	2.00	0.067	2	0.133	74	93
32	6	32.00	2.00	0.333	2	0.667	12	15
34	22	34.00	2.00	0.091	2	0.182	53	66
36	27	36.00	2.00	0.074	2	0.148	66	83
38	17	38.00	2.00	0.118	2	0.235	39	49
40	18	40.00	2.00	0.111	2	0.222	42	53
42	14	42.00	2.00	0.143	2	0.286	32	40
44	6	44.00	2.00	0.333	2	0.667	12	15
46	7	46.00	2.00	0.286	2	0.571	15	19
48	8	48.00	2.00	0.250	2	0.500	17	21
50	2	50.00	2.00	1.000	2	2.000	4	5
52	5	52.00	2.00	0.400	2	0.800	10	13
54	5	54.00	2.00	0.400	2	0.800	10	13
56	4	56.00	2.00	0.500	2	1.000	8	10
58	2	58.00	2.00	1.000	2	2.000	4	5
60	4	60.00	2.00	0.500	2	1.000	8	10

**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	9	14.00	2.00	0.222	2	0.444	19	24
16	16	16.00	2.00	0.125	2	0.250	37	46
18	10	18.00	2.00	0.200	2	0.400	22	28
20	13	20.00	2.00	0.154	2	0.308	29	36
22	18	22.00	2.00	0.111	2	0.222	42	53
24	19	24.00	2.00	0.105	2	0.211	45	56
26	10	26.00	2.00	0.200	2	0.400	22	28
28	14	28.00	2.00	0.143	2	0.286	32	40
30	16	30.00	2.00	0.125	2	0.250	37	46
32	4	32.00	2.00	0.500	2	1.000	8	10
34	3	34.00	2.00	0.667	2	1.333	6	8
36	5	36.00	2.00	0.400	2	0.800	10	13
38	4	38.00	2.00	0.500	2	1.000	8	10
40	5	40.00	2.00	0.400	2	0.800	10	13
42	6	42.00	2.00	0.333	2	0.667	12	15
44	3	44.00	2.00	0.667	2	1.333	6	8
46	7	46.00	2.00	0.286	2	0.571	15	19
48	5	48.00	2.00	0.400	2	0.800	10	13
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	1	58.00	2.00	2.000	2	4.000	2	3
60	1	60.00	2.00	2.000	2	4.000	2	3

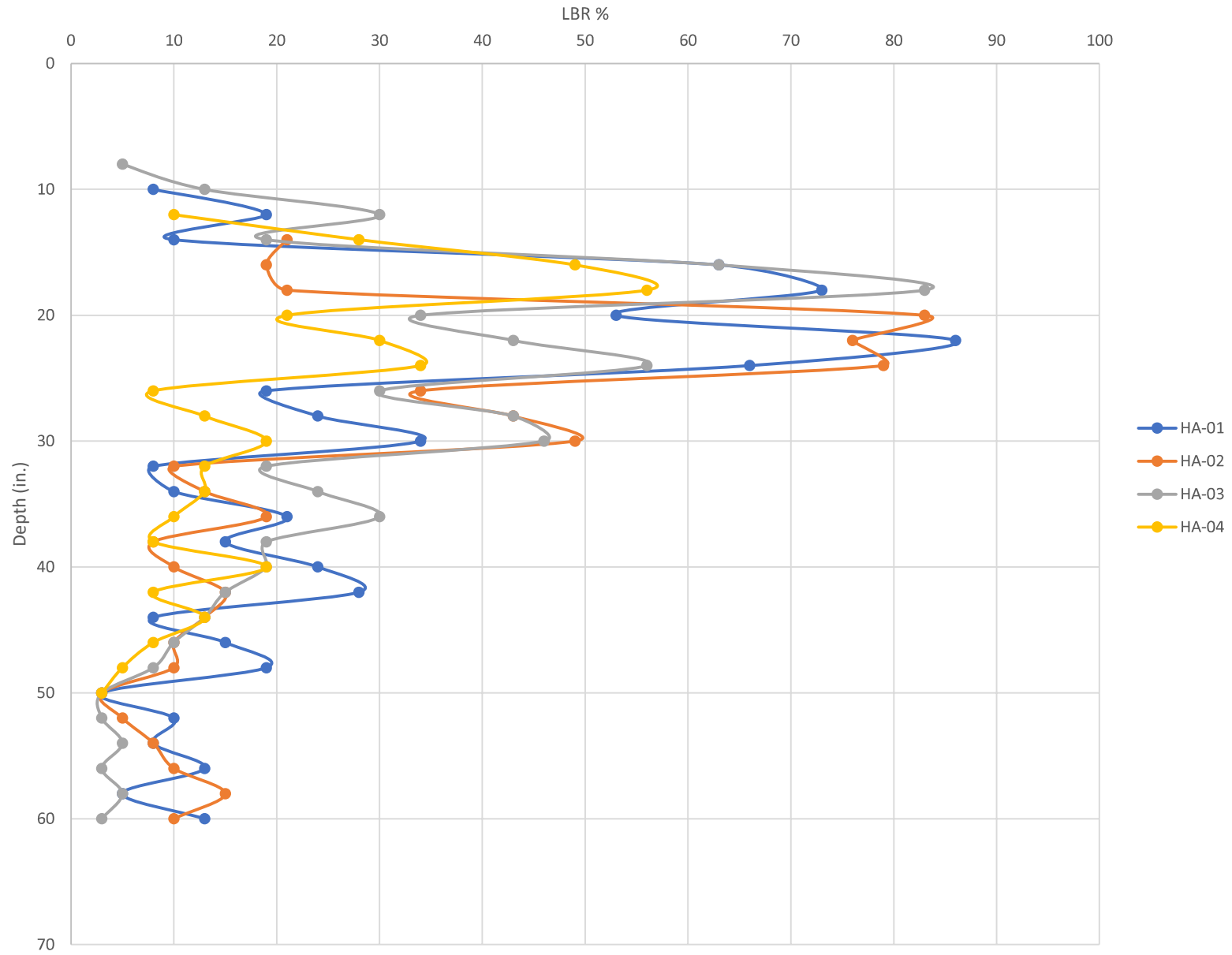
**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-07								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	-	14.00	2.00		2			
16	9	16.00	2.00	0.222	2	0.444	19	24
18	16	18.00	2.00	0.125	2	0.250	37	46
20	6	20.00	2.00	0.333	2	0.667	12	15
22	12	22.00	2.00	0.167	2	0.333	27	34
24	19	24.00	2.00	0.105	2	0.211	45	56
26	13	26.00	2.00	0.154	2	0.308	29	36
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	3	32.00	2.00	0.667	2	1.333	6	8
34	9	34.00	2.00	0.222	2	0.444	19	24
36	12	36.00	2.00	0.167	2	0.333	27	34
38	3	38.00	2.00	0.667	2	1.333	6	8
40	10	40.00	2.00	0.200	2	0.400	22	28
42	12	42.00	2.00	0.167	2	0.333	27	34
44	3	44.00	2.00	0.667	2	1.333	6	8
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	4	52.00	2.00	0.500	2	1.000	8	10
54	7	54.00	2.00	0.286	2	0.571	15	19
56	6	56.00	2.00	0.333	2	0.667	12	15
58	6	58.00	2.00	0.333	2	0.667	12	15
60	7	60.00	2.00	0.286	2	0.571	15	19

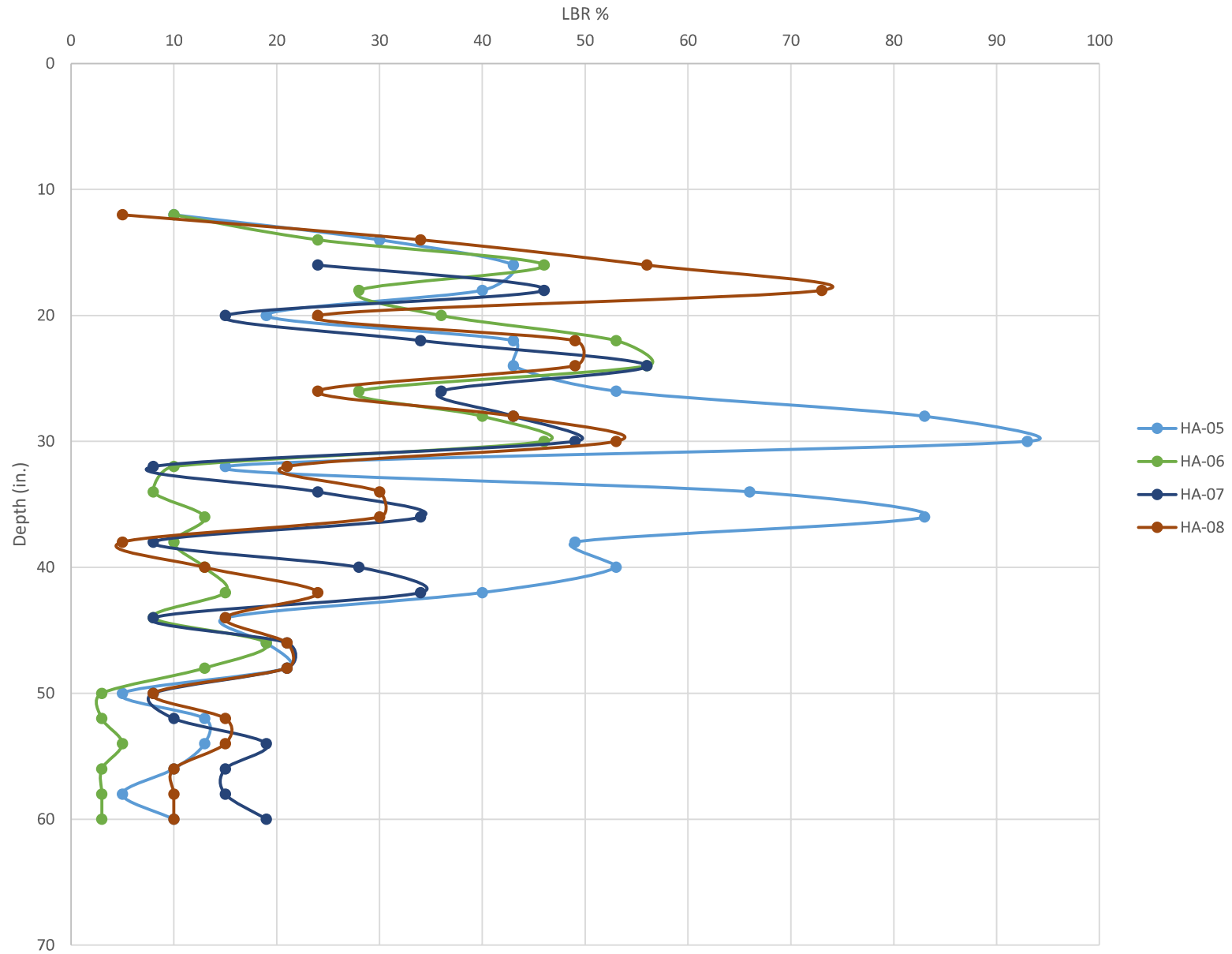
**TABLE 3**  
**SUMMARY OF DCP TEST RESULTS**  
TOSCANA ISLES  
VENICE, FLORIDA  
AREHNA Project No. B-25-030

HA-08								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	2	12.00	2.00	1.000	2	2.000	4	5
14	12	14.00	2.00	0.167	2	0.333	27	34
16	19	16.00	2.00	0.105	2	0.211	45	56
18	24	18.00	2.00	0.083	2	0.167	58	73
20	9	20.00	2.00	0.222	2	0.444	19	24
22	17	22.00	2.00	0.118	2	0.235	39	49
24	17	24.00	2.00	0.118	2	0.235	39	49
26	9	26.00	2.00	0.222	2	0.444	19	24
28	15	28.00	2.00	0.133	2	0.267	34	43
30	18	30.00	2.00	0.111	2	0.222	42	53
32	8	32.00	2.00	0.250	2	0.500	17	21
34	11	34.00	2.00	0.182	2	0.364	24	30
36	11	36.00	2.00	0.182	2	0.364	24	30
38	2	38.00	2.00	1.000	2	2.000	4	5
40	5	40.00	2.00	0.400	2	0.800	10	13
42	9	42.00	2.00	0.222	2	0.444	19	24
44	6	44.00	2.00	0.333	2	0.667	12	15
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	6	52.00	2.00	0.333	2	0.667	12	15
54	6	54.00	2.00	0.333	2	0.667	12	15
56	4	56.00	2.00	0.500	2	1.000	8	10
58	4	58.00	2.00	0.500	2	1.000	8	10
60	4	60.00	2.00	0.500	2	1.000	8	10

# Relative Subgrade Strength (PC-01 through PC-04)



Relative Subgrade Strength (PC-05 through PC-08)





## FIELD PROCEDURES

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### **Auger Boring**

The auger borings are performed in general accordance with ASTM D-1452, "Standard Practice for Soil Investigation and Sampling by Auger Borings". Auger borings are advanced manually using a bucket-type hand auger. The soils encountered are identified, in the field, from cuttings brought to the surface by the augering process. Representative soil samples from the auger borings are placed in glass jars and transported to our laboratory where they are examined by an engineer for classification.

### **Asphalt Pavement Coring**

Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further examined, measured and photographed by an engineer.

### **Dynamic Cone Penetrometer (DCP) Test**

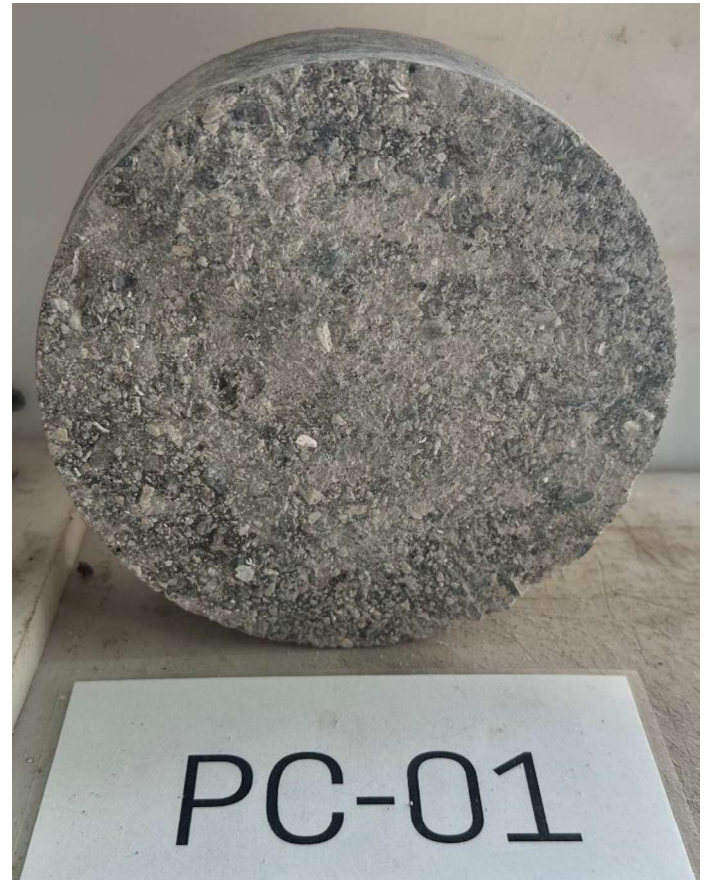
The DCP test is performed in general accordance with ASTM D6951 "Standard Test Method for Use of the Dynamic Cone Penetrometer in Shallow Pavement Applications". A 10.1-pound hammer is used to drive a 16-mm diameter steel drive rod with a cone tip angled at 60 degrees measuring 20mm at the base. The cone tip is advanced by lifting the slide hammer to the standard drop height and releasing it. The total penetration for a given number of blows is recorded in the field. The DCP Index recorded in inches per blow is used assess in-situ strength of undisturbed soil and other material characteristics including an estimate of in-situ LBR strength.



## **APPENDIX C**

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Pavement Core Photo Sheets



Toscana Isles  
Pavement Investigation  
Venice, Florida

Client: Stantec  
AREHNA Project No.: B-25-030  
Date: April 8, 2025

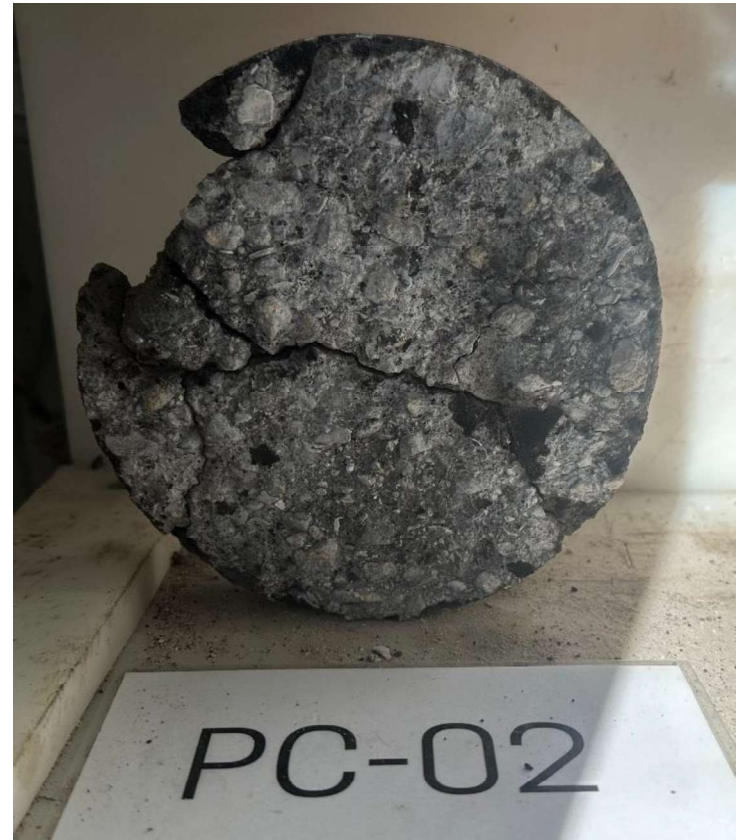
AREHNA Engineering, Inc.

12296 Wiles Road Coral Springs, FL 33076  
Phone 954.417.8412 ■ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

Checked By: AT  
Drawn By: SPS 4/8/25





Toscana Isles  
Pavement Investigation  
Venice, Florida

Client: Stantec  
AREHNA Project No.: B-25-030  
Date: April 8, 2025

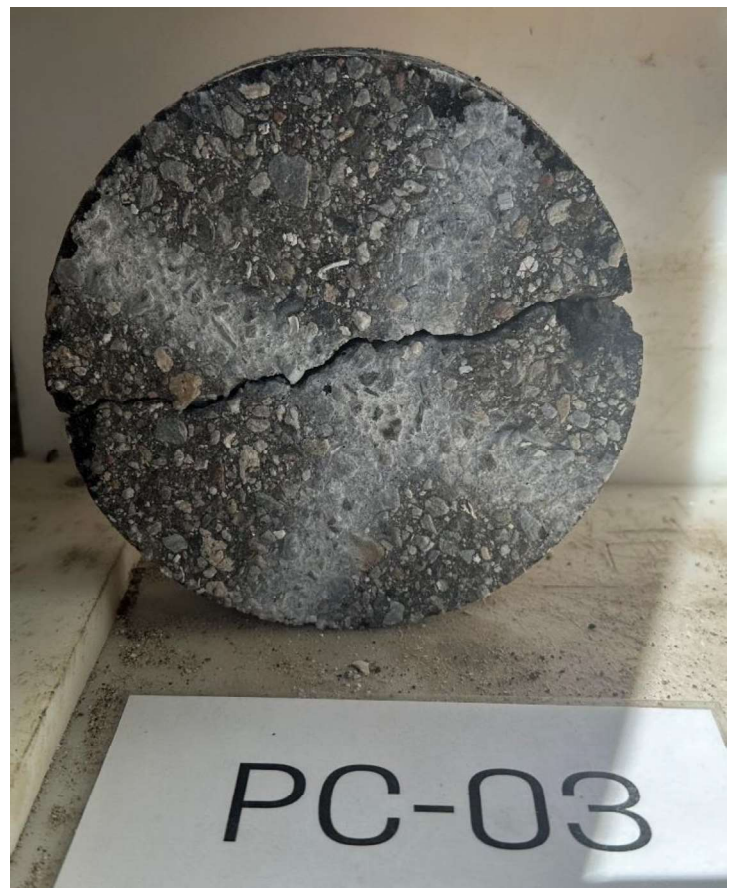
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Venice, Florida

Client: Stantec  
AREHNA Project No.: B-25-030  
Date: April 8, 2025

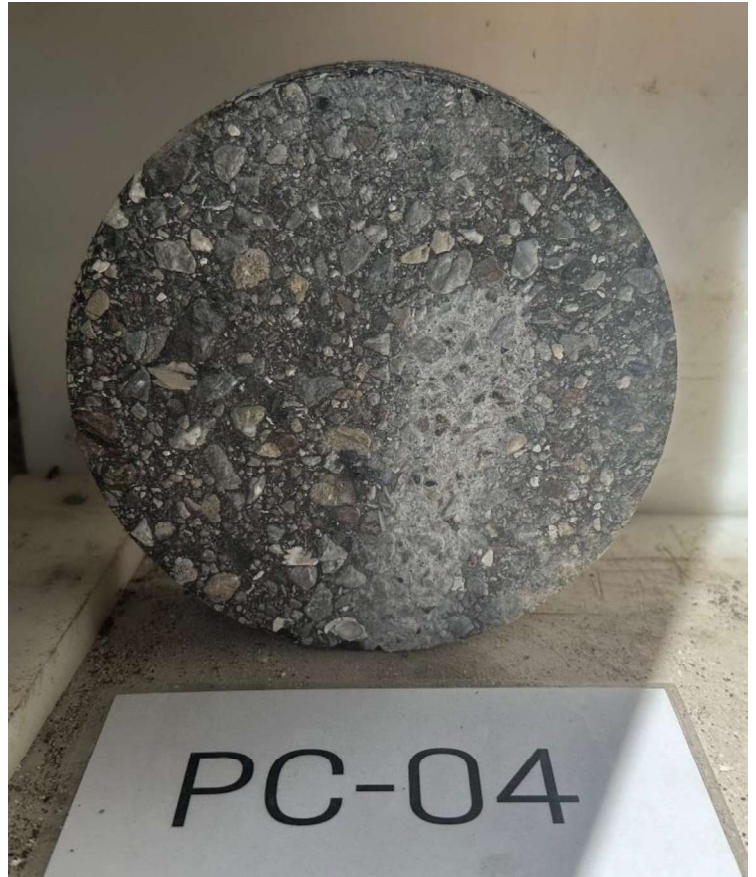
AREHNA Engineering, Inc.

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Phone 954.417.8412 ■ Fax 813.944.4959

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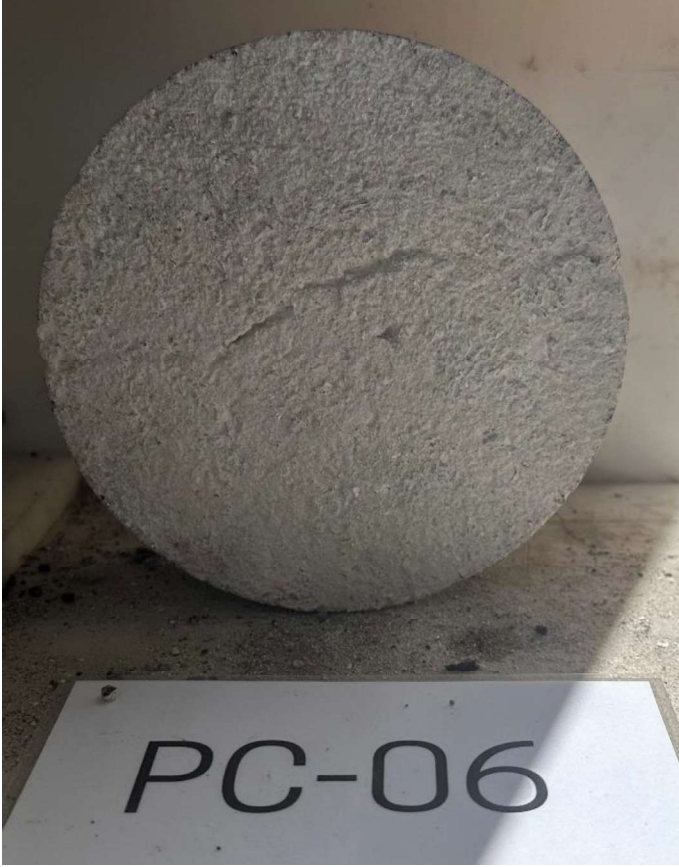
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Venice, Florida

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Date: April 8, 2025

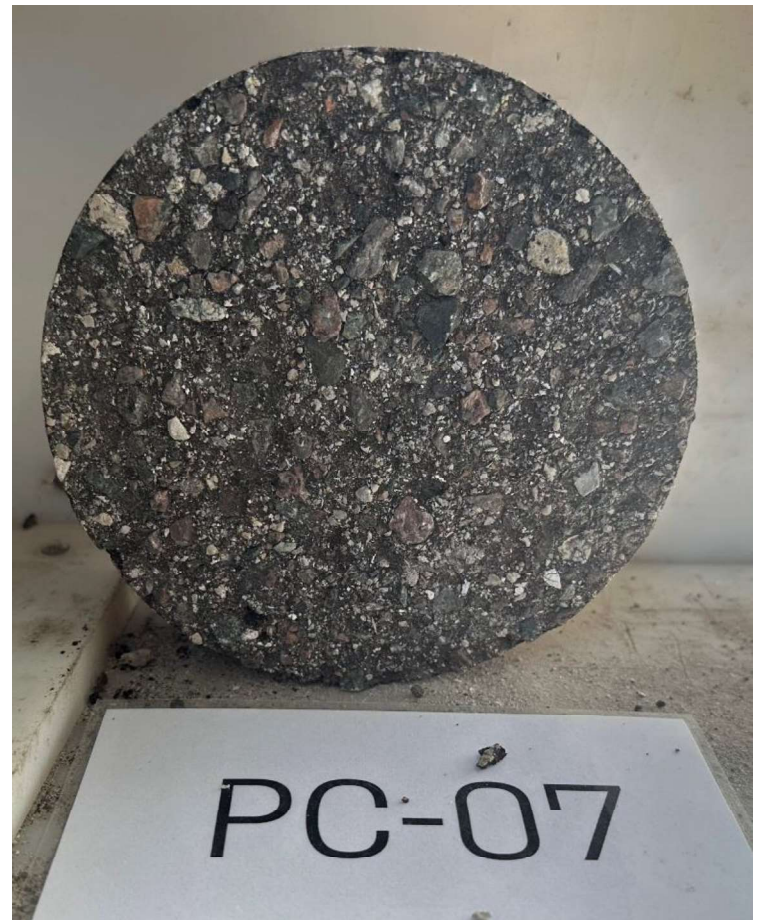
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PAVEMENT CORE LOCATIONS

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Pavement Investigation  
Venice, Florida

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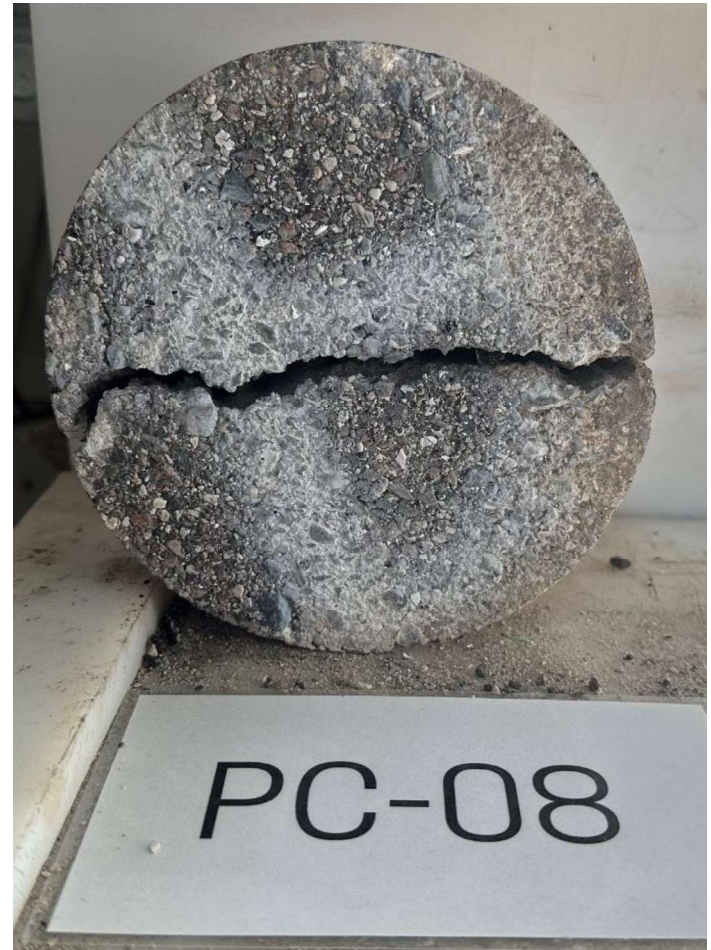
AREHNA Engineering, Inc.

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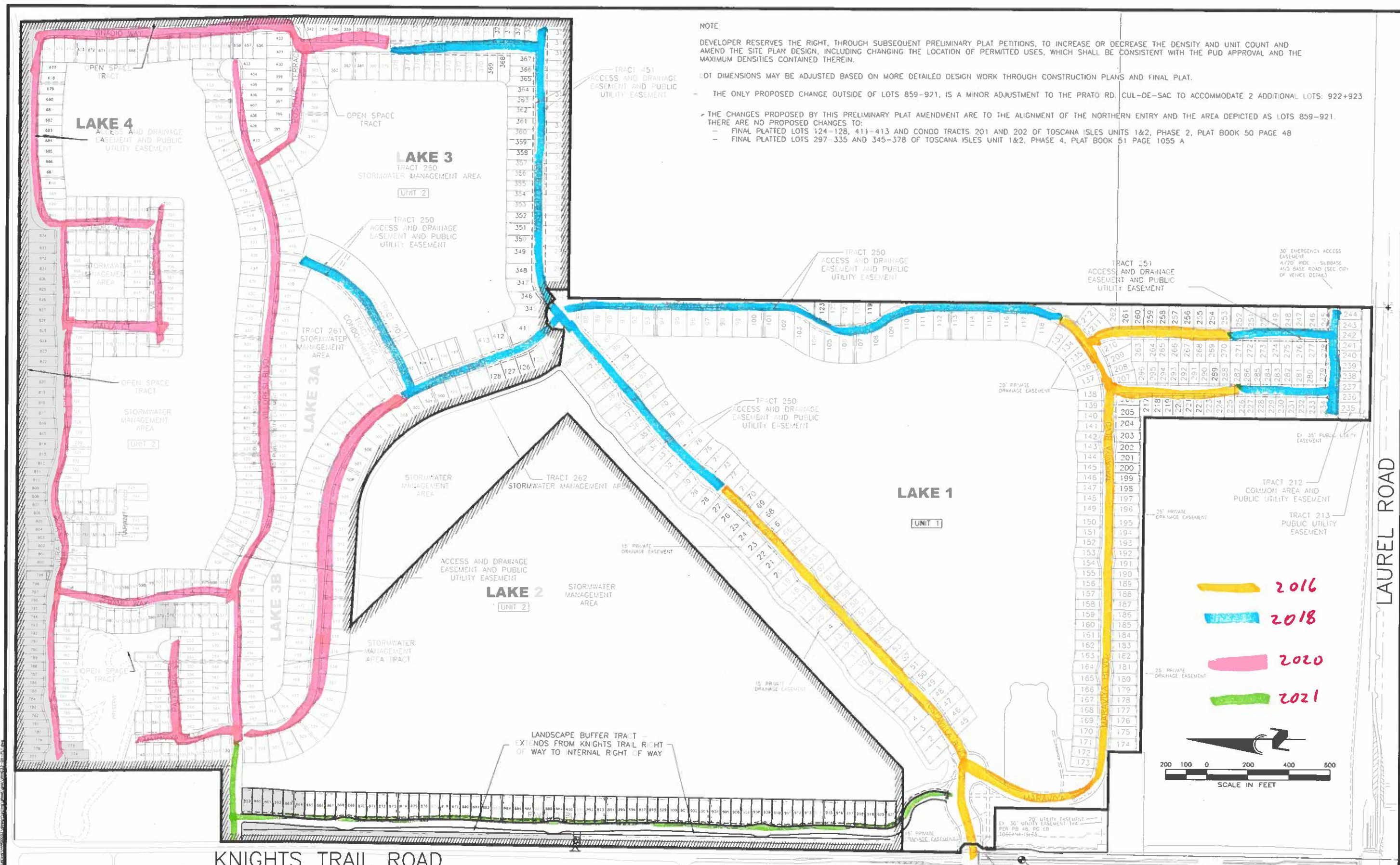
PAVEMENT CORE LOCATIONS

Checked By: AT  
Drawn By: SPS 4/8/25

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**





NOTE:  
DEVELOPER RESERVES THE RIGHT, THROUGH SUBSEQUENT PRELIMINARY PLAT PETITIONS, TO INCREASE OR DECREASE THE DENSITY AND UNIT COUNT AND AMEND THE SITE PLAN DESIGN, INCLUDING CHANGING THE LOCATION OF PERMITTED USES, WHICH SHALL BE CONSISTENT WITH THE PUD APPROVAL AND THE MAXIMUM DENSITIES CONTAINED THEREIN.  
LOT DIMENSIONS MAY BE ADJUSTED BASED ON MORE DETAILED DESIGN WORK THROUGH CONSTRUCTION PLANS AND FINAL PLAT.  
THE ONLY PROPOSED CHANGE OUTSIDE OF LOTS 859-921, IS A MINOR ADJUSTMENT TO THE PRATO RD. CUL-DE-SAC TO ACCOMMODATE 2 ADDITIONAL LOTS: 922+923  
THE CHANGES PROPOSED BY THIS PRELIMINARY PLAT AMENDMENT ARE TO THE ALIGNMENT OF THE NORTHERN ENTRY AND THE AREA DEPICTED AS LOTS 859-921.  
THERE ARE NO PROPOSED CHANGES TO:  
- FINAL PLATTED LOTS 124-128, 411-413 AND CONDO TRACTS 201 AND 202 OF TOSCANA ISLES UNITS 1&2, PHASE 2, PLAT BOOK 50 PAGE 48  
- FINAL PLATTED LOTS 297-335 AND 345-378 OF TOSCANA ISLES UNIT 1&2, PHASE 4, PLAT BOOK 51 PAGE 1055 A

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

REVISIONS		
BY	DATE	DESCRIPTION
CD	1/23/20	REVISIONS PER CITY OF VENICE 1/13/19

**ENGINEERING, LLC.**  
340 CHERRY COURT  
SARASOTA, FL 34230  
CA #33105  
LB #4334  
PHONE: (941) 377-9178

**TOSCANA ISLES, UNIT 2**  
SCALE: 1"=200'  
DATE: 12/08/17  
CLIENT: LALP DEVELOPMENT, LLC  
DESIGN: PRELIMINARY PLAT  
APPROVED BY: D. SHAWN LEWIS, PE  
FLORIDA CERTIFICATE NO. 41078  
DRAWN BY: CD  
CADD FILE: VANG15PL1  
JOB NO: VANG0015  
DWG NO: 4

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**



Mark J. Stempler  
Office Managing Shareholder  
Board Certified Construction Lawyer  
AAA Arbitrator  
Phone: 561.820.2884 Fax: 561.832.8987  
mstempler@beckerlawyers.com



Becker & Poliakoff  
625 N. Flagler Drive  
7th Floor  
West Palm Beach, FL 33401

April 2, 2024

**Via Electronic Mail**  
**vbabbar@srvlegal.com**

Vivek K. Babbar, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606

***Re: Toscana Isles Community Development District***  
**Response to Correspondence (dated February 14, 2024)**  
**Our File No.: D06090.415152**

Dear Mr. Babbar:

The undersigned law firm represents D.R. Horton, Inc. ("D.R. Horton") concerning the Toscana Isles Community. We have been provided your letter dated February 14, 2024, concerning alleged damage to roadways, curbing, and sidewalks.

D.R. Horton denies that there are construction defect issues related to, "materials used, installation issues, or possibly both" as stated in your correspondence. Please advise what concerns are being raised about the concrete material, or specific installation issues. Further, it is not clear where all the alleged defects are located, based on your letter and the report from AM Engineering, LLC dated October 23, 2023. D.R. Horton, however, commits to working with the Toscana Isles Community Development District on these issues. D.R. Horton requests an opportunity to inspect the property and have someone from the CDD identify all areas alleged to have problems. A representative from the Toscana Isles association can accompany an inspection as well. Following the inspection, D.R. Horton will determine what areas, if any, are needed to be repaired and will make those repairs.

D.R. Horton is in the process of constructing homes and improvements within the Toscana Isles Community. It would be prudent for D.R. Horton to complete its work and then make the repairs it determines are required, since some or all of the alleged areas may be where D.R. Horton is currently working. It can make any and all repairs at one time.

*Toscana Isles Community Development District*  
*Vivek K. Babbar, Esq.*  
Page 2

Please provide dates and times when D.R. Horton can inspect the areas subject of your correspondence. D.R. Horton reserves all rights, and nothing herein shall be construed as a waiver of any defenses, claims, or otherwise concerning these issues.

We look forward to your response.

Sincerely,

A handwritten signature in blue ink that reads "Mark J. Stempler".

Mark J. Stempler  
For the Firm

MJS2/lb  
cc: D.R. Horton, Inc.

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**11A**



Serial Number  
25-01378S

# Business Observer

Published Weekly  
Sarasota, Sarasota County, Florida

COUNTY OF SARASOTA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Sarasota, Sarasota County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 6, 2025 at 10:00am; Toscana Isles CDD

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida

## Notice of Public Hearing and Board of Supervisors Meeting of the Toscana Isles Community Development District

The Board of Supervisors (the "Board") of the Toscana Isles Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 6, 2025, at 10:00 a.m. at the Toscana Isles Amenity Center located at 100 Maraviya Blvd., Venice, Florida 34275.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at [www.toscanaislescdd.net](http://www.toscanaislescdd.net) at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at [sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com) or via phone at (561) 571-0010 or (877) 276-0889.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Jamie Sanchez  
District Manager  
July 18, 25, 2025

25-01378S

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11B**

## RESOLUTION 2025-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects 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:**

#### **Section 1. Budget**

- a. That 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 records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Toscana Isles Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026."
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$2,020,764, 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	\$150,179
Total Debt Service Funds	\$1,870,585
<b>Total All Funds*</b>	<b>\$2,020,764</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section 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(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 6th day of August, 2025.

Attested By:

**Toscana Isles Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

## **Exhibit A: FY 2025-2026 Adopted Budget**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
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**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 145,912				\$ 145,912
Allowable discounts (4%)	(5,836)				(5,836)
Assessment levy: on-roll - net	140,076	\$ 134,272	\$ 5,804	\$ 140,076	140,076
Interest and miscellaneous	-	25	-	25	-
Total revenues	140,076	134,297	5,804	140,101	140,076
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,000	3,600	8,400	12,000	12,000
FICA	918	275	643	918	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,863	3,862	7,725	7,725
Legal	36,000	2,663	33,337	36,000	36,000
Engineering	5,000	1,045	3,955	5,000	5,000
Geotechnical engineering	10,000	-	9,800	9,800	-
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,236	10,402	834	11,236	11,236
Telephone	200	100	100	200	200
Postage	500	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,900	8,931	-	8,931	10,500
Property insurance	-	-	-	-	8,500
Contingencies/bank charges	1,000	308	1,192	1,500	1,500
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,189	2,009	180	2,189	2,189
Total expenditures	150,079	57,222	92,188	149,410	150,179
Net increase/(decrease) of fund balance	(10,003)	77,075	(86,384)	(9,309)	(10,103)
Fund balance - beginning (unaudited)	76,953	99,423	176,498	99,423	90,114
Fund balance - ending (projected)					
Assigned					
3 months working capital	44,945	44,945	44,945	44,945	45,420
Unassigned	22,005	131,553	45,169	45,169	34,591
Fund balance - ending (projected)	\$ 66,950	\$ 176,498	\$ 90,114	\$ 90,114	\$ 80,011

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
FICA	918
Management/accounting/recording	43,721
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the	
Trustee	11,236
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	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	10,500
The District will obtain public officials and general liability insurance. All vertical assets	
Property insurance	8,500
Contingencies/bank charges	1,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during	
Website	705
Website ADA compliance	210
Tax collector	2,189
Total expenditures	<u><u>\$ 150,179</u></u>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2014  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 818,268				\$ 816,627
Allowable discounts (4%)	(32,731)				(32,665)
Assessment levy: on-roll - net	785,537	\$ 751,489	\$ 34,048	\$ 785,537	783,962
Interest	-	29,102	-	29,102	-
Total revenues	785,537	780,591	34,048	814,639	783,962
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	215,000	215,000	-	215,000	225,000
Interest	534,144	270,163	263,981	534,144	521,494
Total debt service	749,144	485,163	263,981	749,144	746,494
<b>Other fees and charges</b>					
Tax collector	12,274	11,246	1,028	12,274	12,249
Total other fees and charges	12,274	11,246	1,028	12,274	12,249
Total expenditures	761,418	496,409	265,009	761,418	758,743
Net change in fund balances	24,119	284,182	(230,961)	53,221	25,219
Fund balance:					
Beginning fund balance (unaudited)	1,477,160	1,543,072	1,827,254	1,543,072	1,596,293
Ending fund balance (projected)	<u>\$1,501,279</u>	<u>\$1,827,254</u>	<u>\$1,596,293</u>	<u>\$ 1,596,293</u>	<u>1,621,512</u>
Use of fund balance					
Debt service reserve account balance (required)					(710,363)
Principal expense - November 1, 2026					(240,000)
Interest expense - November 1, 2026					(257,513)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 413,636</u>

## TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	225,000.00	5.750%	263,981.25	488,981.25
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
<b>Total</b>	<b>\$8,505,000.00</b>		<b>\$6,354,293.75</b>	<b>\$14,859,293.75</b>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,041,613	\$ 45,010	\$ 1,086,623	1,086,623
Interest	-	32,643	-	32,643	-
Total revenues	1,086,623	1,074,256	45,010	1,119,266	1,086,623
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	275,000	275,000	-	275,000	290,000
Interest	783,319	395,097	388,222	783,319	769,194
Total debt service	1,058,319	670,097	388,222	1,058,319	1,059,194
<b>Other fees and charges</b>					
Tax collector	16,978	15,588	1,390	16,978	16,978
Total other fees and charges	16,978	15,588	1,390	16,978	16,978
Total expenditures	1,075,297	685,685	389,612	1,075,297	1,076,172
Net change in fund balances	11,326	388,571	(344,602)	43,969	10,451
Fund balance:					
Beginning fund balance (unaudited)	1,629,258	1,688,688	2,077,259	1,688,688	1,732,657
Ending fund balance (projected)	<u>\$1,640,584</u>	<u>\$2,077,259</u>	<u>\$1,732,657</u>	<u>\$ 1,732,657</u>	<u>1,743,108</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2026					(305,000)
Interest expense - November 1, 2026					(380,972)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 255,705</u>

## TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	290,000.00	5.000%	388,221.88	678,221.88
05/01/2026			380,971.88	380,971.88
11/01/2026	305,000.00	5.000%	380,971.88	685,971.88
05/01/2027			373,346.88	373,346.88
11/01/2027	320,000.00	5.000%	373,346.88	693,346.88
05/01/2028			365,346.88	365,346.88
11/01/2028	335,000.00	5.000%	365,346.88	700,346.88
05/01/2029			356,971.88	356,971.88
11/01/2029	350,000.00	5.000%	356,971.88	706,971.88
05/01/2030			348,221.88	348,221.88
11/01/2030	370,000.00	5.375%	348,221.88	718,221.88
05/01/2031			338,278.13	338,278.13
11/01/2031	390,000.00	5.375%	338,278.13	728,278.13
05/01/2032			327,796.88	327,796.88
11/01/2032	410,000.00	5.375%	327,796.88	737,796.88
05/01/2033			316,778.13	316,778.13
11/01/2033	430,000.00	5.375%	316,778.13	746,778.13
05/01/2034			305,221.88	305,221.88
11/01/2034	455,000.00	5.375%	305,221.88	760,221.88
05/01/2035			292,993.75	292,993.75
11/01/2035	480,000.00	5.375%	292,993.75	772,993.75
05/01/2036			280,093.75	280,093.75
11/01/2036	505,000.00	5.375%	280,093.75	785,093.75
05/01/2037			266,521.88	266,521.88
11/01/2037	535,000.00	5.375%	266,521.88	801,521.88
05/01/2038			252,143.75	252,143.75
11/01/2038	560,000.00	5.375%	252,143.75	812,143.75
05/01/2039			237,093.75	237,093.75
11/01/2039	590,000.00	5.375%	237,093.75	827,093.75
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
<b>Total</b>	<b>\$14,370,000.00</b>		<b>\$11,899,409.48</b>	<b>\$26,269,409.48</b>

**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 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
68	60' SF	1.20	150.58	1,970.12	2,120.70	2,120.70
91	50' SF	1.00	150.58	1,641.76	1,792.34	1,792.34
5	50' SF Reduced	0.59	150.58	975.05	1,125.63	1,125.63
<b>164</b>						

**Unit 1 Phase 2 Units - On-Roll\***

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
7	80' SF	1.60	150.58	3,291.06	3,441.64	3,441.64
26	74' SF	1.48	150.58	3,044.23	3,194.81	3,194.81
52	60' SF	1.20	150.58	2,468.29	2,618.87	2,618.87
21	60' SF Reduced	1.00	150.58	2,056.91	2,207.49	2,207.49
87	50' SF	1.00	150.58	2,056.91	2,207.49	2,207.49
56	MF	0.70	150.58	1,439.84	1,590.42	1,590.42
<b>249</b>						

**Unit 1 Phase 3 Units - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
5	60' SF	1.20	150.58	2,468.70	2,619.28	2,619.28
2	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.83
<b>7</b>						

**Unit 2 - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
20	74' SF	1.48	150.58	3,044.74	3,195.32	3,195.32
98	60' SF	1.20	150.58	2,468.70	2,619.28	2,619.28
188	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.83
180	40' SF	0.80	150.58	1,645.80	1,796.38	1,796.38
<b>486</b>						

**Unit 3 - On-Roll\*\***

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
63	50' SF	0.50	150.58	2,057.25	2,207.83	2,207.83
<b>63</b>						

\* Subject to Series 2014 Bond Assessments

\*\* Subject to Series 2018 Bond Assessments

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**12**



## RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A ("FY 2025-2026 Budget")** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments

on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **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. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**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 Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. 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 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[SIGNATURES ON FOLLOWING PAGE]

**PASSED AND ADOPTED** this 6th day of August, 2025.

Attested By:

**Toscana Isles Community  
Development District**

\_\_\_\_\_  
Print Name:\_\_\_\_\_

☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name:\_\_\_\_\_

☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

## Exhibit A: FY 2025-2026 Budget

**TOSCANA ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐



### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2025**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2025**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 174,306	\$ -	\$ -	\$ 174,306
Investments				
Reserve	-	710,362	801,431	1,511,793
Prepayment	-	17,182	772	17,954
Revenue	-	881,096	946,394	1,827,490
Due from general fund	-	8,720	12,087	20,807
Total assets	<u>\$ 174,306</u>	<u>\$1,617,360</u>	<u>\$1,760,684</u>	<u>\$ 3,552,350</u>
<b>LIABILITIES</b>				
Liabilities:				
Due to debt service fund 2014	\$ 8,720	\$ -	\$ -	\$ 8,720
Due to debt service fund 2018	12,087	-	-	12,087
Taxes payable	275	-	-	275
Total liabilities	<u>21,082</u>	<u>-</u>	<u>-</u>	<u>21,082</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	1,617,360	1,760,684	3,378,044
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	108,279	-	-	108,279
Total fund balances	<u>153,224</u>	<u>1,617,360</u>	<u>1,760,684</u>	<u>3,531,268</u>
Total liabilities and fund balances	<u>\$ 174,306</u>	<u>\$ 1,617,360</u>	<u>\$ 1,760,684</u>	<u>\$ 3,552,350</u>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 1,582	\$ 140,983	\$ 140,076	101%
Interest and miscellaneous	1	30	-	N/A
Total revenues	<u>1,583</u>	<u>141,013</u>	<u>140,076</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor's fees	800	5,400	12,000	45%
FICA	61	413	918	45%
Management/accounting/recording	3,643	32,791	43,721	75%
Debt service fund accounting	644	5,794	7,725	75%
Legal	(320)	4,414	36,000	12%
Engineering	-	3,475	5,000	70%
Geotechnical engineering	-	9,800	10,000	98%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	10,402	11,236	93%
Telephone	17	150	200	75%
Postage	12	92	500	18%
Printing & binding	42	375	500	75%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	8,931	9,900	90%
Contingencies/bank charges	118	686	1,000	69%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,184</u>	<u>85,103</u>	<u>147,890</u>	58%
<b>Other fees &amp; charges</b>				
Tax collector	<u>24</u>	<u>2,109</u>	<u>2,189</u>	96%
Total other fees & charges	<u>24</u>	<u>2,109</u>	<u>2,189</u>	96%
Total expenditures	<u>5,208</u>	<u>87,212</u>	<u>150,079</u>	58%
Excess/(deficiency) of revenues over/(under) expenditures	(3,625)	53,801	(10,003)	
Fund balances - beginning	156,849	99,423	76,953	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	108,279	108,279	22,005	
Fund balances - ending	<u>\$ 153,224</u>	<u>\$ 153,224</u>	<u>\$ 66,950</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 8,852	\$ 789,044	\$ 785,537	100%
Interest	5,238	46,189	-	N/A
Total revenues	<u>14,090</u>	<u>835,233</u>	<u>785,537</u>	106%
<b>EXPENDITURES</b>				
Principal	-	215,000	215,000	100%
Interest	-	534,144	534,144	100%
Tax collector	132	11,801	12,274	96%
Total expenditures	<u>132</u>	<u>760,945</u>	<u>761,418</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	13,958	74,288	24,119	
Fund balances - beginning	<u>1,603,402</u>	<u>1,543,072</u>	<u>1,477,160</u>	
Fund balances - ending	<u><u>\$ 1,617,360</u></u>	<u><u>\$ 1,617,360</u></u>	<u><u>\$ 1,501,279</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 12,270	\$ 1,093,667	\$ 1,086,623	101%
Interest	6,049	53,005	-	N/A
Total revenues	<u>18,319</u>	<u>1,146,672</u>	<u>1,086,623</u>	106%
<b>EXPENDITURES</b>				
Principal	-	275,000	275,000	100%
Interest	-	783,319	783,319	100%
Tax collector	184	16,357	16,978	96%
Total expenditures	<u>184</u>	<u>1,074,676</u>	<u>1,075,297</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	18,135	71,996	11,326	
Fund balances - beginning	<u>1,742,549</u>	<u>1,688,688</u>	<u>1,629,258</u>	
Fund balances - ending	<u><u>\$ 1,760,684</u></u>	<u><u>\$ 1,760,684</u></u>	<u><u>\$ 1,640,584</u></u>	



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**



# Ron Turner Supervisor of Elections

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Sarasota County: Our County. Our Vote.

April 15, 2025

Daphne Gillyard  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road  
Suite 410W  
Boca Raton, FL 33431

RE: Toscana Isles CDD Registered Electors

Dear Ms. Gillyard:

Listed below is the total number of registered electors for the Toscana Isles Community Development District as of April 15, 2025.

Registered Electors: 1,511

Sincerely,

Ron Turner  
Supervisor of Elections  
Sarasota County

RT/tm

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2024	Regular Meeting	10:00 AM
November 6, 2024	Regular Meeting	10:00 AM
December 4, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM
February 5, 2025	Regular Meeting	10:00 AM
March 5, 2025	Regular Meeting	10:00 AM
April 2, 2025 <b>CANCELED</b>	Regular Meeting	10:00 AM
May 7, 2025	Regular Meeting	10:00 AM
June 4, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
July 2, 2025	Regular Meeting	10:00 AM
August 6, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget and O&amp;M Assessments</i>	10:00 AM
September 3, 2025	Regular Meeting	10:00 AM