TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

January 7, 2026

BOARD OF SUPERVISORS

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

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

December 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 Regular Meeting on January 7, 2026 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 December 3, 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: Damaged Wall
8. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
9. Discussion/Consideration: Acceptance of Fishing Dock from Master Association
   - Toscana Isles Master Association, Inc. Resolution 8.18.25
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
    A. October 1, 2024 - September 30, 2025 [Posted]
    B. October 1, 2025 - September 30, 2026

11. Acceptance of Unaudited Financial Statements as of November 30, 2025

12. Staff Reports

    A. District Counsel: *Straley Robin Vericker*

    B. District Engineer: *AM Engineering, LLC*

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

- NEXT MEETING DATE: February 4, 2026 at 10:00 AM
  - QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	JAMES COLLINS	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	SCOTT BLASER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	MICHAEL TRACZUK	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	PAUL SCHMITT	☐ IN-PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

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

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

Sincerely,

Jamie Sanchez
District Manager

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

MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on December 3, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser (via telephone)	Chair
Willaim Contardo (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 Jeff Munzing Anthony Nicholas Maryann Bozich-DiLuigi

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:00 a.m.

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

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

Ms. Sanchez reviewed the policies for conducting CDD meetings outlined in Resolution 2021-05.

THIRD ORDER OF BUSINESS **Approval of October 1, 2025 Regular Meeting Minutes**

The following changes were made:

Line 60: Delete "Regarding the dock,"

Line 110: Insert "Engineer" after "City"

Line 183: Change "Florida Statute" to "City of Venice Ordinance"

Regarding the carryover action item on Line 119, Mr. Blaser read portions of City Ordinance 2024-21 that states "any sidewalk section must be maintained by the adjoining property owner in good and safe condition consistent with the city standard details, etc.". Overall, the Ordinance states the area is from the sidewalk to the curb, including grass; it does not include curbing.

Line 192: Change "the roadways" to "land use"

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the October 1, 2025 Regular Meeting Minutes, as amended, were approved.

FOURTH ORDER OF BUSINESS **Chairman's Opening Remarks**

Mr. Blaser asked if the HOA updated Staff on its new pond maintenance vendor and of the plans to remove the overgrown vegetation. Ms. Sanchez stated the HOA notified the CDD that it engaged Florida Aquatics. Mr. Schmitt stated he has questions about this, which he will bring up during Board Members' Comments/Requests.

Mr. Blaser noted that the HOA wants to know if the CDD obtained liability coverage for the lakes. Ms. Sanchez stated she will confirm with the insurance carrier.

Mr. Blaser asked if the City responded to questions regarding the public road development. Ms. Sanchez replied no.

FIFTH ORDER OF BUSINESS **Public Comments**

Ms. Sanchez recapped the protocols for public comments, which are heard at the beginning and the end of the meetings.

Resident and Master HOA Board Member Diane Jochum asked for clarification that the CDD holds the general liability for the lakes and the HOA holds liability before the 5' perimeter. Ms. Sanchez stated she will email the information to Ms. Jochum and to the Board.

Ms. Jochum asked if the dock was transferred to the CDD. Ms. Sanchez stated it will be discussed later in the meeting.

Ms. Jochum asked if the emergency gates are being transferred to the CDD, as they were omitted from the itemized list, and, if so, has the CDD obtained insurance. Ms. Sanchez asked Ms. Jochum to provide further information.

Ms. Jochum asked for clarification and documentation showing that the date the Stormwater Maintenance Association (SWMA) disbanded was in 2022, that the HOA has maintained the weirs since Hurricane Ian and that the records indicate the HOA has been maintaining Tract 17. Ms. Sanchez will research the CDD's files related to the SWMA.

Resident Jeff Munzing asked about his previous request for the District Engineer to provide information about the person and the title of the person who certified the roadway plans, submitted them to the City and stamped the different phases. Ms. Sanchez reminded the Board that District Staff only takes direction from the Board, not the public. The Board directed Staff to proceed with this research.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Ms. Sanchez presented Resolution 2026-01. Seats 1 and 3, currently held by Mr. Contardo and Mr. Blaser, respectively, are up for election at the November 2026 General Election. An announcement will be made in 2026 regarding which seats are up for election, the candidate qualifying period dates and the candidate requirements.

The following change was made:

Section 1: Change “Blazer” to “Blaser”

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, Resolution 2026-01, as amended, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of AM Engineering, LLC Proposal for District Engineer Representation**

Ms. Sanchez presented the AM Engineering, LLC proposal for District Engineer Representation. Ms. Bobbie R. Claybrooke, P.E. is replacing Mr. Shawn Leins who retired. She distributed and presented the Fee Schedule Hourly Rates.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the AM Engineering, LLC Proposal for District Engineer Representation and the Fee Schedule, were approved.

EIGHTH ORDER OF BUSINESS **Continued Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]**

As liaison, Mr. Traczuk stated that Jon Kramer transitioned from Acting Engineer for the City of Vencie to City Engineer. Due to scheduling conflicts he hopes to schedule a meeting the first week of January 2026 to discuss roadway and sidewalk defects.

Per Mr. Kramer’s email suggesting the CDD obtain a professional opinion of the two Engineer Reports, Mr. Traczuk asked Mr. Tao and Mr. Seibert to provide an opinion as to the difference between his Report and the City of Venice’s Report on a particular roadway sections. It was determined “all seven phases of the roadway generally does not meet the minimum requirements of the City of Venice’s typical roadway section design”. “Mr. Lien deemed the remedy for this would be a full reconstruction”, which seems to mean there is an issue now. It seems Kathleen, with the City, gave him the impression last year, that when she received documents from City Staff, she just “rubber stamped” them. Mr. Traczuk believes Mr. Kramer

must take action against the other Engineering firm or against the Developer and the Builder. Since the curbing is on top of the roadway, redoing the roadway will require addressing the curbing as well.

Discussion ensued regarding whether to assign another liaison to meet with the City's Engineer, scheduling the meeting with the City Engineer now in order to coordinate the CDD January 2026 meeting, asking the District Engineer if there is any precedent where roads were constructed not according to standards and writing a letter to the City before scheduling the meeting with the City Engineer.

Ms. Sanchez stated Mr. Blaser is having technical difficulty and was in favor of the motion.

On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor, authorizing District Counsel to draft a letter to the Mayor and City Council regarding roadway concerns and authorizing Ms. Sanchez to execute the letter on behalf of the CDD Board, subject to the Board's review in final form, was approved.

NINTH ORDER OF BUSINESS Discussion Items

- **Roads**

Ms. Sanchez stated Mr. Blaser requested this agenda item. The HOA spoke to the Venice Police Department and, despite the roads being deemed public roads, they continue to state the roads are private and they will not enforce traffic laws on private roads,.

Ms. Jochum stated the City told the Police that the roads are private on the merit that the City does not maintain them. Mr. Blaser was authorized to discuss the ongoing issues with a City representative.

This item was deferred.

- **Parking/Towing**

Ms. Sanchez recalled a resident question at the last meeting about a towing policy. She informed the Board after the meeting that the CDD did not adopt any parking or towing policies, which was an agenda item in the past. Ms. Jochum submitted the HOA's draft to the CDD and, at the September 6, 2023 CDD meeting, the CDD Board decided to remove parking and towing from all future agendas, as nothing was approved.

- **Damaged Wall**

Ms. Sanchez read portions of the letter from the CDD's insurance carrier, as follows:

"Based on the information provided the District reported the damage after reviewing the details and researching the City of Venice's records, the construction appears to have lasted approximately one year from May 2024 through May 2025, when the last inspection was conducted. During that period the District did not have property coverage under the policy, only inland marine coverage was in place and the wall was not included in the Schedule, which means this loss is not covered under the policy. Additionally, the evidence available is limited, as there is no video footage, witness statements, photos of the incident, or police report. For us to pursue segregation as the insurance carrier, there must be coverage under the policy and a payment issued and sufficient evidence establishing liability of the other party; for these reasons, we are unable to pursue segregation on your behalf. However, you may still consider pursuing recovery directly. We recommend consulting with District Counsel regarding sending a formal demand letter to the owner of the site where the construction took place. This approach would allow you to explore potential recovery outside of the insurance policy."

Discussion ensued regarding possible courses of action, the CDD obtaining a proposal to repair the wall and the Builder informing Ms. Jochum that the damage was due to a lightning strike and that they were willing to split the repair cost but the HOA does not own the wall, nor did the HOA insure it.

The estimated cost to repair the wall is about $10,000.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, authorizing Mr. Babbar to send a formal demand letter regarding wall damage to the owner of the property where construction took place, based on the Property Appraiser's website, was approved.

TENTH ORDER OF BUSINESS **Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

Mr. Traczuk stated that the prior HOA Presidents told him that construction defects have been on ongoing issue with D.R. Horton, which was recorded in letters that D.R. Horton wanted returned to D.R. Horton's Attorney. He suggests the CDD submit a records request to the HOA Attorney for that documentation.

Discussion ensued regarding sending D.R. Horton a follow-up letter asking when they plan to make the repairs based on their recent inspection with District Staff and providing Mr. Babbar backup materials and the timeline that determined this is a defect not a maintenance issue and points to include in the letter.

Mr. Babbar will prepare a draft letter for approval, upon receipt of supporting documents, before sending the letter in final form.

ELEVENTH ORDER OF BUSINESS **Discussion/Consideration: Acceptance of Fishing Dock from Master Association**

- **Toscana Isles Master Association, Inc. Resolution 8.18.25**

Ms. Sanchez stated the CDD's cost to insure the fishing dock is about $120 for the year, based on the real value of $15,000; the HOA's cost was several thousand more, based on a valuation of $300,000.

Board Members voiced their opinions about having a dock or kayak launch, noting that the cost to residents will be much less if the CDD insures the dock, due to the CDD's sovereign immunity status as a governmental entity, than if the HOA has ownership.

Regarding liability, Ms. Sanchez stated she will ask the insurance carrier about liability coverage and if the policy deems the dock as property. The liability question was deferred.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the Egis Insurance and Risk Advisors proposal to insure the fishing dock valued at $15,000, in the approximate annual premium amount of $120, was approved.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of October 31, 2025**

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

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Straley Robin Vericker

Mr. Babbar stated he is working with the Property Appraiser on changing the tax status on the two properties.

B. District Engineer: AM Engineering, LLC

There was no report.

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

- **NEXT MEETING DATE: January 7, 2026 at 10:00 AM**
  - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

A Board Member asked who is responsible for removing the dead weeds from the pond, which are impacting the view from his pool. He noted overgrown weeds under the small bridge that need to be addressed. Ms. Jochum stated that the lakes were sprayed and the dead weeds will sink to the bottom and provide nutrients to the fish. The process will take a few months to see progress, due to the severity of deficient maintenance.

FIFTEENTH ORDER OF BUSINESS Public Comments

Resident Maryann Bozich-DiLuigi submitted a speaker card which read as follows:

"I'm following up on the Board's ongoing discussion, of 2 years or more concerning the "curbing, sidewalk and roadway defects" identified by the District's Engineer. Earlier this year, at the request our TI Master Association Board, the Leadership Advisory Committee addressed several questions to our Association Board's legal counsel concerning the status of repose applicable to these documented defects. Our Association President forwarded the opinion we obtained from a certified construction attorney to the District Staff and Board Chairman on July 25, 2025.

At your October meeting, the minutes confirm District Counsel's admission of "differing opinions" and his offer to invite a litigation attorney to a subsequent CDD Board meeting to "ensure the District is taking appropriate action before the status of limitations expires". This Board decided to decline Counsel's offer and then cancelled the November meeting. In light of those decisions, I respectfully ask you, as Board Chairman, to obtain a written opinion from your

Certified Construction Litigation Attorney and to reciprocate by sharing that written opinion with our Association President. Would you please do so at your earlier possible convenience?"

Ms. Jochum stated that, in addition to residents paying zero taxes if the CDD takes over the two lots, it will not cost the CDD and will also keep down HOA costs. The lots were listed in the form of the Indenture from the Developer. Ms. Sanchez stated she will forward today's email from Ms. Jochum to Mr. Babbar.

Discussion ensued regarding the CDD taking on liability and Staff obtaining a proposal to insure the property.

Resident Bill Ambrose asked if the CDD can implement a trespassing policy since the Police Department considers the road private. He suggested addressing the letter regarding road defects to one party and then copying the other party.

Discussion ensured regarding the CDD Board declining the HOA's draft parking and towing policy because the HOA would not implement towing.

Mr. Munzing pointed out bridge, road and curb deficiencies and proposed corrections. He highlighted different specifications for public and private roads and dumpsters.

A Board Member stated he is in favor of accepting the dock as is, since the cost to insure it is minimal.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Contardo and seconded by Mr. Traczuk, with all in favor, the meeting adjourned at 12:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

300
301
302
303 _____ _____
304 Secretary/Assistant Secretary Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

6

AREHNA | Engineering, Inc.

REPORT OF GEOTECHNICAL EXPLORATION

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

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

AREHNA | Engineering, Inc.

5012 West Lemon Street
Tampa, Florida 33609
Ph 813.944.3464 | Fax 813.944.4959

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

Sean Seibert, E.I.
Engineering Intern

ANDY TAO LICENSE No. 88520 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by:

Andy Tao 2025.04.14 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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LIST OF APPENDICES

1.0 PROJECT INFORMATION AND SCOPE OF WORK

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

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

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±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

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 if 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 on-going minor cracking and small depressions due to the poor condition of the base material and loose subgrade conditions.

5.0 BASIS FOR RECOMMENDATIONS

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

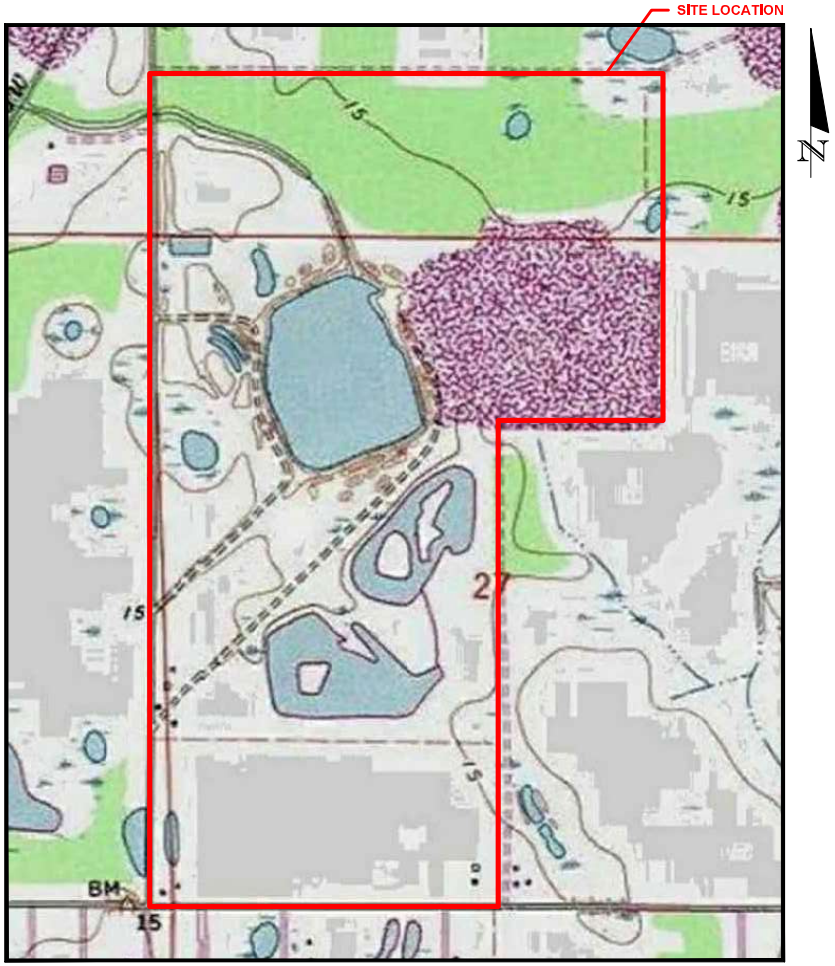
USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet s
Soil Boring Profiles – Sheet 3

USDA SOIL SURVEY MAP

REFERENCE: USDA SOIL SURVEY OF SARASOTA COUNTY, FLORIDA

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

USGS TOPOGRAPHIC MAP



REFERENCE: "LAUREL, FLORIDA" USGS QUADRANGLE MAP

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

USDA & USGS VICINITY MAPS

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

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	1

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:

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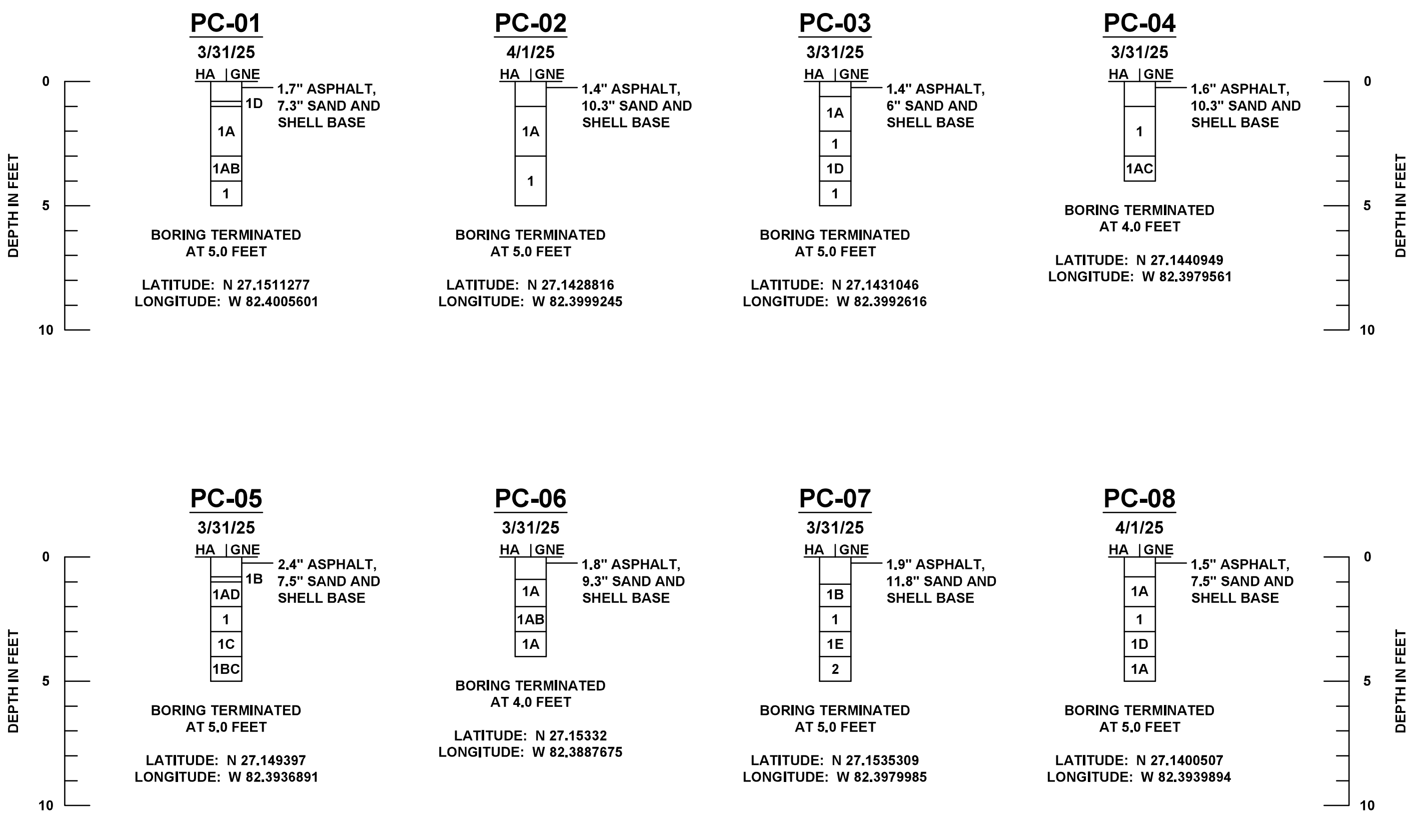
Certificate of Authorization No. 28410

BORING LOCATION PLAN

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

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



LEGEND

1. DARK BROWN TO LIGHT BROWN TO GRAY SAND TO SLIGHTLY SILTY SAND (A-3)
2. ORANGE TO BROWN SILTY SAND (A-2-4)

A TRACE TO FEW SHELL

B TRACE TO FEW GRAVEL OR CRUSHED LIMEROCK

C TRACE TO FEW CLAY CLODS

D TRACE TO FEW CEMENTED SAND

E TRACE ROOTS

A-3 AASHTO SOIL CLASSIFICATION GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

NOTE: THE BORING LOCATIONS PRESENTED ARE APPROXIMATE AND BASED ON HAND HELD GPS WITH AN ACCURACY OF +/- 10 FEET.

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
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Certificate of Authorization No. 28410

SOIL BORING PROFILES

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

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	3

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APPENDIX B

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 compex, 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

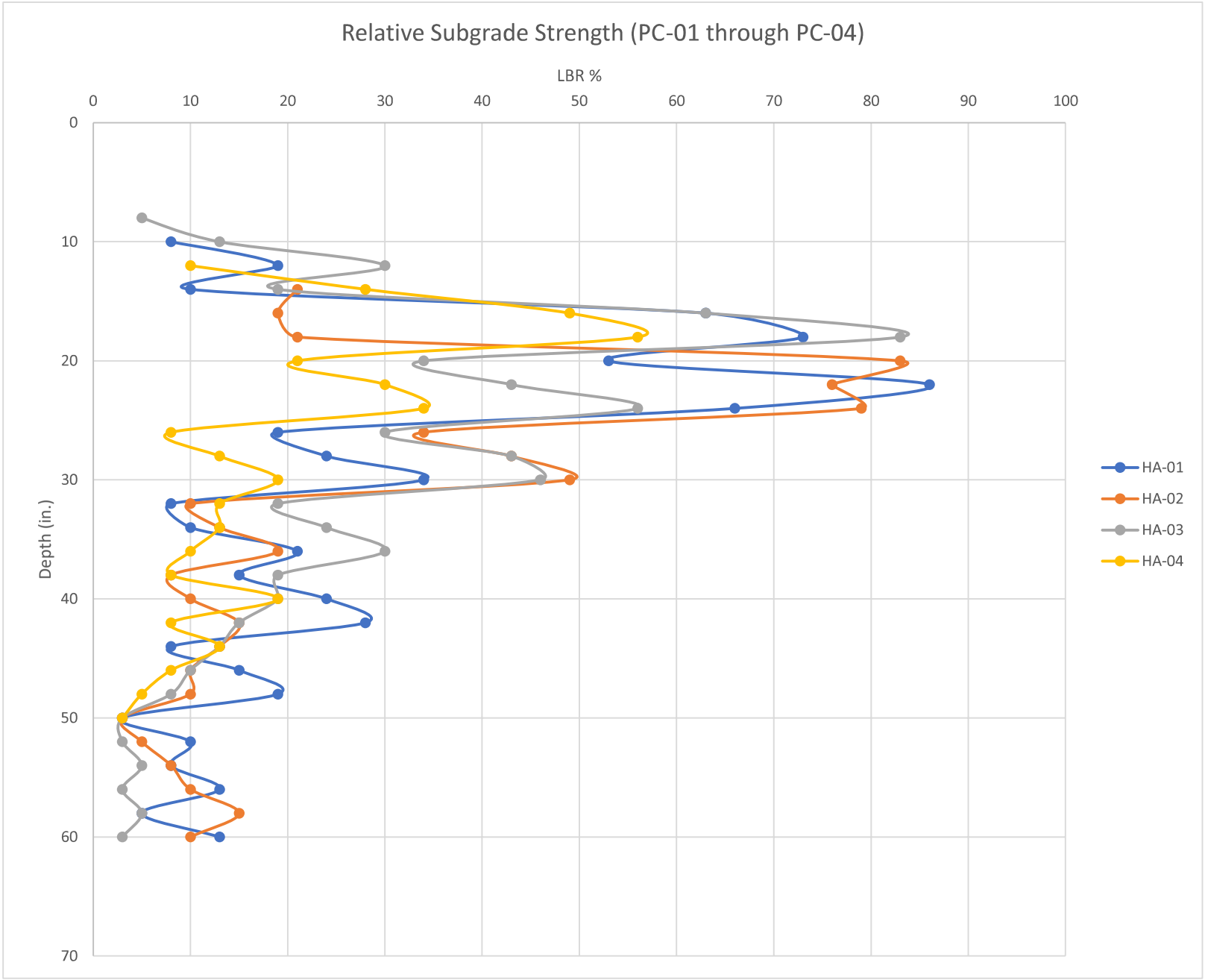
HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	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

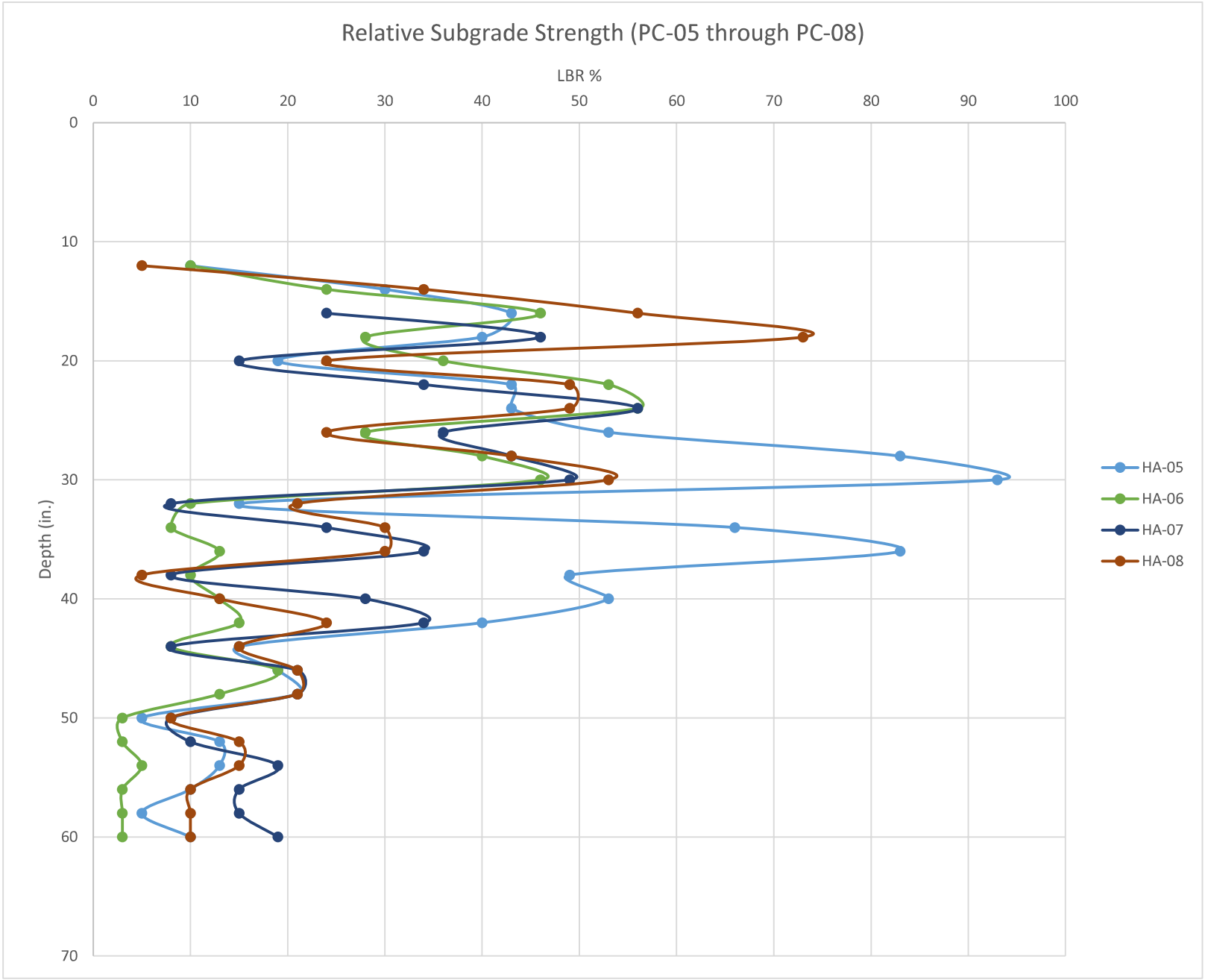
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

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)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-01
HA-02
HA-03
HA-04


Relative Subgrade Strength (PC-05 through PC-08)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-05
HA-06
HA-07
HA-08

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

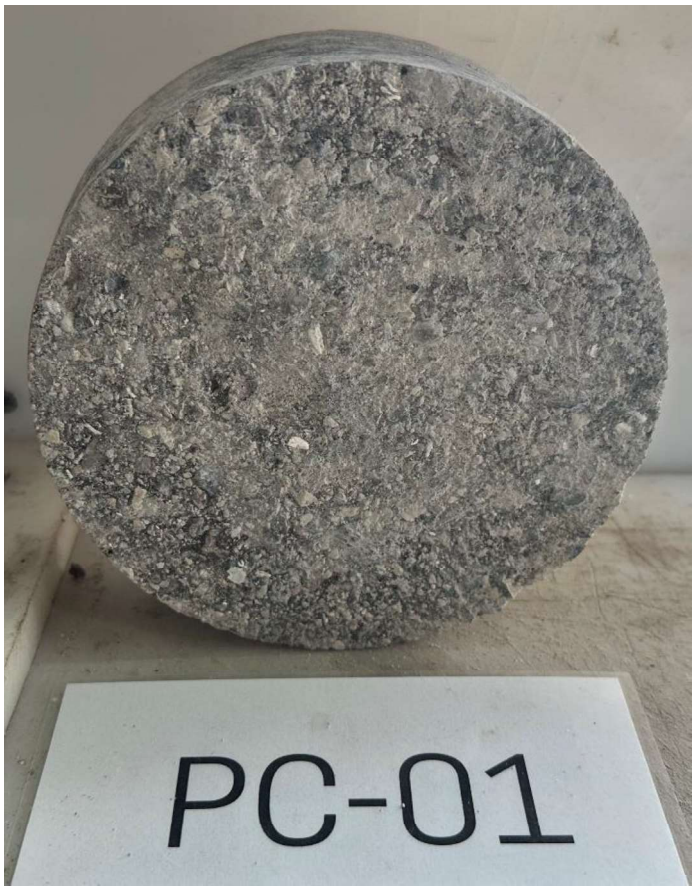
Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further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

Pavement Core Photo Sheets



Toscana Isles
Pavement Investigation
Venice, Florida

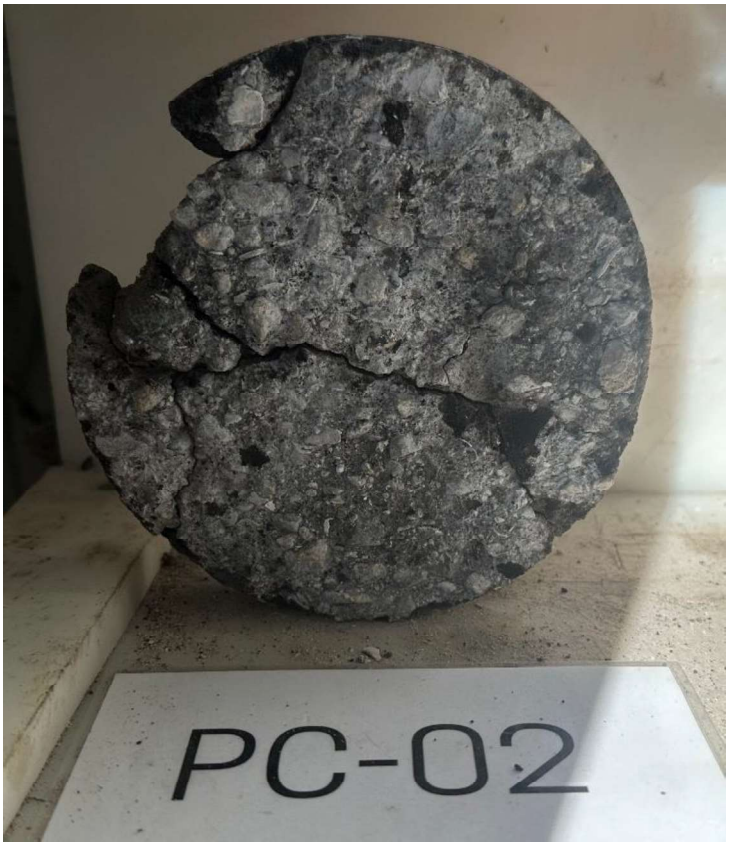
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

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



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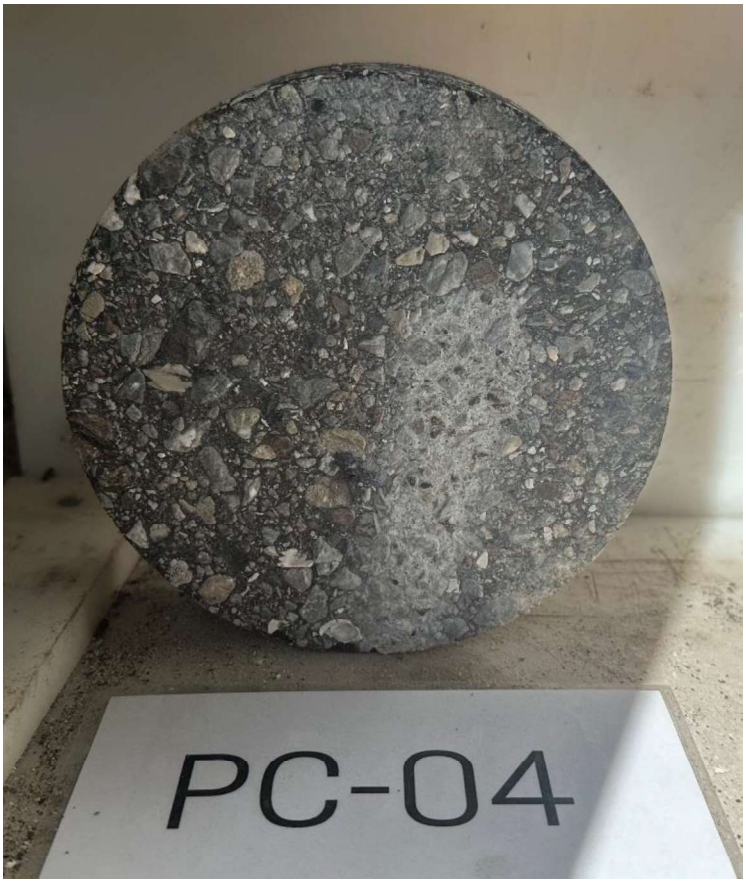

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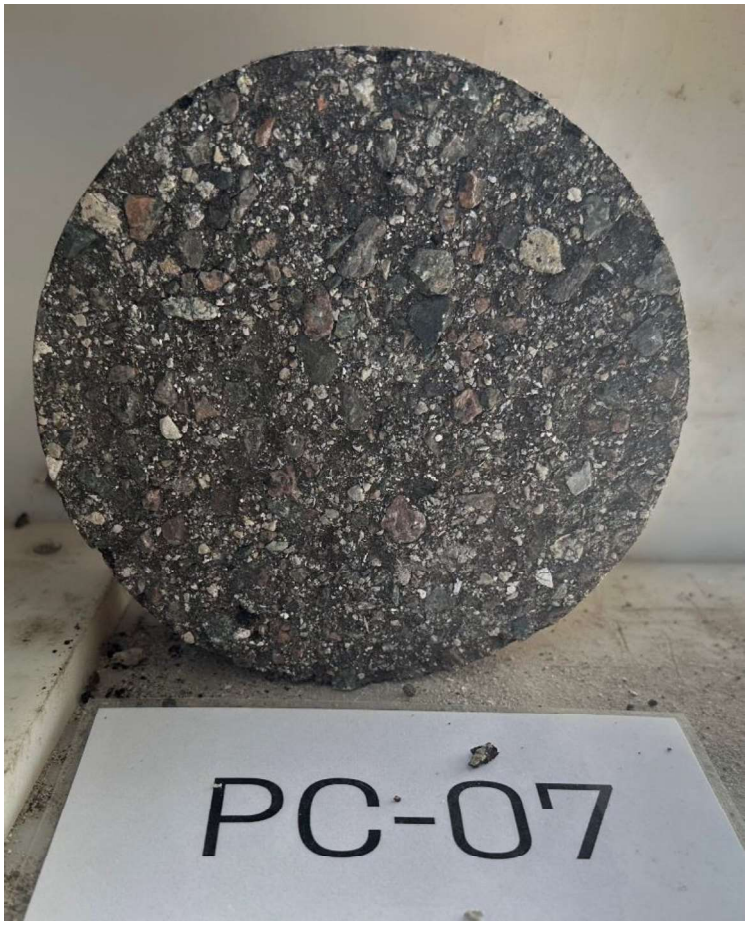

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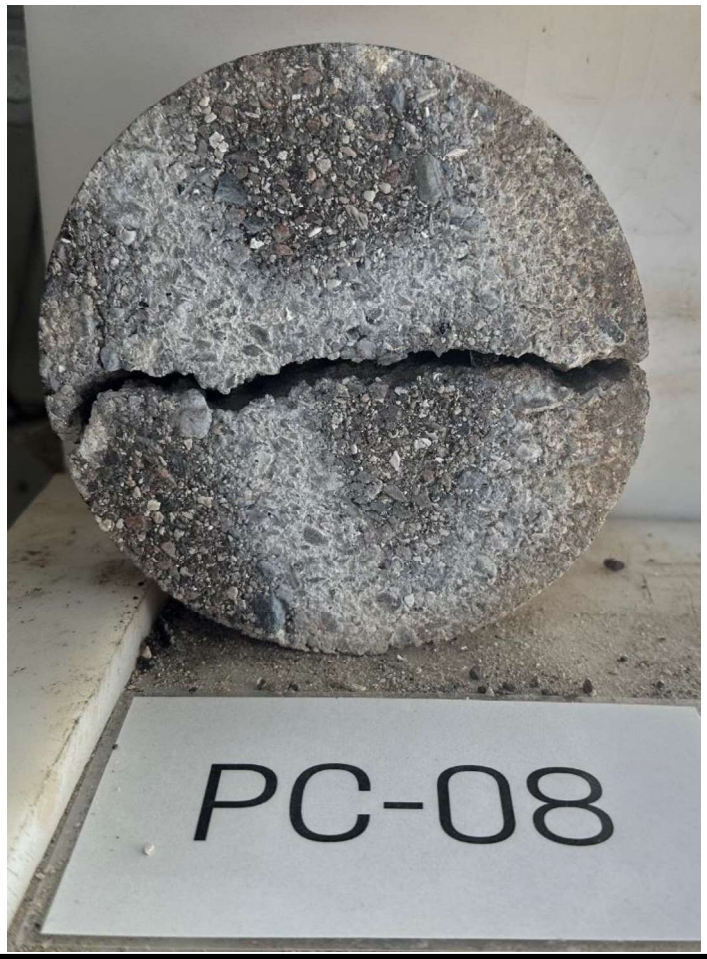

Toscana Isles
Pavement Investigation
Venice, Florida

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

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PAVEMENT CORE LOCATIONS

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

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

Becker

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.

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,

Mark J. Stempler

Mark J. Stempler
For the Firm

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

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

TOSCANA ISLES MASTER ASSOCIATION, INC.
RESOLUTION 8.18.25

Transfer of ownership of fishing dock to Toscana Isles Community Development District

WHEREAS, the Toscana Isles Master Association, Inc. ("Association") is a homeowners' association organized and existing under the laws of the State of Florida, and governed by its Declaration of Covenants, Articles of Incorporation, Bylaws, and applicable Florida Statutes;

WHEREAS, the Developer had constructed a fishing dock located on the north side of the clubhouse; (see attached description)

WHEREAS, the Board of Directors ("Board") recognizes the need to maintain the fishing dock, but also recognizes that the CDD can add the fishing dock to their property policy for a small additional sum, saving the HOA the cost of insurance;

NOW, THEREFORE, BE IT RESOLVED, that the Toscana Isles Master Association Board of Directors hereby approves and transfers ownership of the fishing dock to the CDD, with the agreement that the Association will continue to maintain the dock at Association expense.

5. Effective Date

This resolution is effective immediately upon its adoption by the Board of Directors.

ADOPTED by the Board of Directors of the Toscana Isles Master Association, Inc. on this August 21, 2025.

CERTIFICATION

I, the undersigned, hereby certify that the foregoing resolution was duly adopted by the Board of Directors of Toscana Isles Master Association, Inc., at a properly noticed meeting held on August 21, 2025.

Diane Jochum

Diane Jochum
President, Toscana Isles Master Association, Inc.

I, the undersigned, hereby certify that the foregoing resolution was duly adopted by the Board of Directors of Toscana Isles Master Association, Inc., at a properly noticed meeting held on August 21, 2025.

William Rymsza

William Rymsza
Secretary, Toscana Isles Master Association, Inc.

Dock: 491" x 72.25"

Plank width: 5.5"

Distance from fence: 52"

Distance from curb: 178"

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

10

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

10A

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
8/7/2024	8/7/2024
Date	Date

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

10B

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	$ 533,349	$ -	$ -	$ 533,349
Investments				
Reserve	-	710,364	801,431	1,511,795
Prepayment	-	17,182	26,642	43,824
Revenue	-	427,213	310,940	738,153
Due from general fund	-	168,298	232,868	401,166
Total assets	$ 533,349	$1,323,057	$1,371,881	$ 3,228,287
LIABILITIES				
Liabilities:				
Accounts payable	$ 10,401	$ -	$ -	$ 10,401
Due to debt service fund 2014	168,298	-	-	168,298
Due to debt service fund 2018	232,868	-	-	232,868
Taxes payable	122	-	-	122
Total liabilities	411,689	-	-	411,689
FUND BALANCES				
Restricted for:				
Debt service	-	1,323,057	1,371,881	2,694,938
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	76,715	-	-	76,715
Total fund balances	121,660	1,323,057	1,371,881	2,816,598
Total liabilities and fund balances	$ 533,349	$ 1,323,057	$ 1,371,881	$ 3,228,287

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 28,955	$ 28,955	$ 140,076	21%
Interest and miscellaneous	2	3	-	N/A
Total revenues	28,957	28,958	140,076	21%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	800	12,000	7%
FICA	-	61	918	7%
Management/accounting/recording	3,643	7,287	43,721	17%
Debt service fund accounting	644	1,288	7,725	17%
Legal	746	746	36,000	2%
Engineering	-	-	5,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	333	2,000	17%
Trustee	4,926	4,926	11,236	44%
Telephone	16	33	200	17%
Postage	-	-	500	0%
Printing & binding	41	83	500	17%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	7,525	10,500	72%
Property insurance	-	9,467	8,500	111%
Contingencies/bank charges	117	232	1,500	15%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	10,300	32,956	147,990	22%
Other fees & charges				
Tax collector	255	255	2,189	12%
Total other fees & charges	255	255	2,189	12%
Total expenditures	10,555	33,211	150,179	22%
Excess/(deficiency) of revenues over/(under) expenditures	18,402	(4,253)	(10,103)	
Fund balances - beginning	103,258	125,913	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	76,715	76,715	35,066	
Fund balances - ending	$ 121,660	$ 121,660	$ 80,011	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 162,054	$ 162,054	$ 783,962	21%
Interest	5,208	10,370	-	N/A
Total revenues	167,262	172,424	783,962	22%
EXPENDITURES				
Principal	225,000	225,000	225,000	100%
Interest	263,981	263,981	521,494	51%
Tax collector	1,202	1,202	12,249	10%
Total expenditures	490,183	490,183	758,743	65%
Excess/(deficiency) of revenues over/(under) expenditures	(322,921)	(317,759)	25,219	
Fund balances - beginning	1,645,978	1,640,816	1,596,293	
Fund balances - ending	$ 1,323,057	$ 1,323,057	$ 1,621,512	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED NOVEMBER 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 224,210	$ 224,210	$ 1,086,623	21%
Interest	6,165	12,263	-	N/A
Total revenues	230,375	236,473	1,086,623	22%
EXPENDITURES				
Principal	290,000	290,000	290,000	100%
Interest	388,222	388,222	769,194	50%
Tax collector	1,664	1,664	16,978	10%
Total expenditures	679,886	679,886	1,076,172	63%
Excess/(deficiency) of revenues over/(under) expenditures	(449,511)	(443,413)	10,451	
Fund balances - beginning	1,821,392	1,815,294	1,732,657	
Fund balances - ending	$ 1,371,881	$ 1,371,881	$ 1,743,108	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 1, 2025	**Regular Meeting**	**10:00 AM**
November 5, 2025 CANCELED **NO QUORUM**	~~**Regular Meeting**~~	~~**10:00 AM**~~
December 3, 2025	**Regular Meeting**	**10:00 AM**
January 7, 2026	**Regular Meeting**	**10:00 AM**
February 4, 2026	**Regular Meeting**	**10:00 AM**
March 4, 2026	**Regular Meeting**	**10:00 AM**
April 1, 2026	**Regular Meeting**	**10:00 AM**
May 6, 2026	**Regular Meeting**	**10:00 AM**
June 3, 2026	**Regular Meeting**	**10:00 AM**
July 1, 2026	**Regular Meeting**	**10:00 AM**
August 5, 2026	**Regular Meeting**	**10:00 AM**
September 2, 2026	**Regular Meeting**	**10:00 AM**