

TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT

February 4, 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

January 28, 2026

Board of Supervisors
Toscana Isles Community Development District

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

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on February 4, 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 January 7, 2026 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
7. Discussion: Letter from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. RE: District Roadways
8. Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
9. Continued Discussion: Damaged Wall
10. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
11. Acceptance of Unaudited Financial Statements as of December 31, 2025
12. Staff Reports

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *AM Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 *(for informational purposes)*
 - NEXT MEETING DATE: March 4, 2026 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

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.

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:

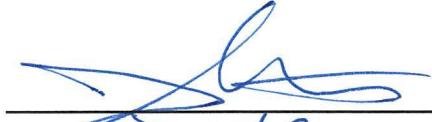
- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications 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 Ron
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
Meeting on January 7, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100
Isla Blvd, Venice, Florida 34275.

Present:

William 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
Bill Ambrose	Resident
Alan Hintz	Resident
Jeff Munzing	Resident
Anthony Nicholas	Resident
Maryann Bozich-DiLuigi	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

31 Supervisors Collins, Traczuk and Schmitt were present. Supervisor Contardo attended via
32 telephone. Supervisor Blaser was not present.

SECOND ORDER OF BUSINESS

Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board

38 Ms. Sanchez reviewed the policies for conducting CDD meetings outlined in Resolution
39 2021-05.

40

41 **THIRD ORDER OF BUSINESS**42 **Approval of December 3, 2025 Regular**
43 **Meeting Minutes**

44 The following change was made:

45 Line 139: Change "Lien" to "Siebert"

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the
December 3, 2025 Regular Meeting Minutes, as amended, were approved.

46

47

50 **FOURTH ORDER OF BUSINESS**51 **Chairman's Opening Remarks**

52

There were no opening remarks from the Chair.

53

54 **FIFTH ORDER OF BUSINESS**55 **Public Comments**56 Ms. Sanchez recapped the protocols for public comments, which are heard at the
57 beginning and the end of the meetings.58 Resident and Master HOA Board Member Diane Jochum asked for an update on the
59 Indenture and voiced her opinion that there needs to be a corrective filing as soon as possible to
60 reduce taxes. She stated that the HOA would like to add reflective paint to the islands.
61 Information will be submitted to the CDD for submission to the City. If the Board prefers white
62 paint not be used, clear glow in the dark paint not visible during the day can be used.63 Resident Alan Hintz asked if the roads are public or private and voiced his opinion that
64 homeowners should not be responsible for maintenance of public roads and, if homeowners are
65 responsible for road maintenance, the roads should not be open to the public.66 Resident Jeff Munzing asked if the Florida Department of Transportation (FDOT) or
67 Sarasota County governs the roads. If the roads are public, he would like the County to be notified
68 that the catch basins need to be cleaned. He thinks the catch basin in the roundabout should be
69 moved to accommodate truck traffic. He thinks the roads should be cleaned.70 Ms. Jochum reported that the HOA is aware of speeding on Villoresi Boulevard. The HOA
71 would like to install two stop signs, as the preference is not to install speed bumps. She wants to
72 know how to proceed.

73 Ms. Sanchez stated that, according to Mr. Babbar, a Quit Claim Deed is preferable and
74 more generally accepted than an Indenture. As long as the HOA agrees to pay any taxes in 2026,
75 District Counsel has no objection or concern with the HOA conveying the property to the CDD.
76 He recommends that it be added to the insurance policy. He will request confirmation from the
77 Property Appraiser that they will reclassify the property like other CDD property to ensure that
78 they do not value the property for future development. He would also recommend inserting "This
79 property consists of governmental common area tracts. No consideration has been delivered for
80 this transfer; therefore, only minimum Documentary Stamp taxes are due to help reduce
81 Documentary Stamps to the minimum and to send a clear message to the Property Appraiser to
82 classify it correctly as common area tracts.

83 **On MOTION by Mr. Collins and seconded by Mr. Schmitt, with all in favor,
84 authorizing the preparation and execution of the necessary documents, subject
85 to confirmation that the Property Appraiser will re-classify the property as
86 described, was approved.**

87
88
89 Mr. Schmitt asked if execution of the documents in February will still avoid taxes.
90 Mr. Babbar stated that, while taxes would be due in 2026, they are expected to be
91 nominal because the HOA was successful in lowering the tax rate. He will work with the HOA's
92 Attorney. Once confirmation is received from the Property Appraiser, the documents can be
93 executed and recorded.

94 Ms. Sanchez will contact the CDD's insurance carrier when the documentation is
95 complete.

96 Discussion ensued regarding the requests to install reflective paint on the islands and two
97 stop signs on Villoresi Boulevard.

98 Ms. Jochum will send the desired stop sign locations. Ms. Sanchez will ask the District
99 Engineer if stop signs are recommended in those areas.

100 With regard to ownership and maintenance of the roads, it was noted that, because
101 public funds were utilized to construct the roads, access cannot be denied to the public. The
102 roads are owned by the CDD but maintained by the HOA. Ms. Sanchez will forward the District
103 Engineer's Report, which includes a chart showing ownership and maintenance of roadways.

104

105 **SIXTH ORDER OF BUSINESS**

Continued Discussion: AREHNA |
106 Engineering, Inc. Report of Geotechnical
107 Exploration [Toscana Isles Pavement
108 Investigation]

109

110 Mr. Traczuk stated a letter was sent to the Mayor of Venice.

111 Ms. Sanchez and Mr. Babbar stated that no response has been received yet. Ms. Sanchez
112 stated the letter was sent on December 10, 2025. Mr. Traczuk will follow up with the Mayor.

113 Discussion ensued regarding whether Mr. Blaser raised the issue at a City Council
114 meeting.

115 Ms. Sanchez will follow up in this regard.

116 This item was deferred.

117

118 **SEVENTH ORDER OF BUSINESS**

Discussion: Damaged Wall

119

120 Ms. Sanchez stated a letter was sent to the property owner on January 6, 2026 asking for
121 their contractor's information so the CDD can seek damages; otherwise, the CDD will obtain a
122 proposal, contract for the repair and invoice the property owner.

123 Discussion ensued regarding the inability to file an insurance claim, whether the \$10,000
124 estimated cost to repair the wall is accurate, and an offer made to pay the HOA half the cost of
125 the repair.

126 This item was deferred.

127

128 **EIGHTH ORDER OF BUSINESS**

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

131

132 Ms. Sanchez distributed and presented a draft response prepared by Mr. Babbar, as
133 directed at the last meeting.

134 Discussion ensued regarding an invoice the CDD received in 2022 concerning D.R. Horton
135 paying one-third of the curb repair costs.

136 A Board Member questioned whether any discussions occurred and stated that he did
137 not find a mention of this in the minutes. Ms. Sanchez stated that she located an email from
138 former Developer Alex Hayes, with an invoice attached. The CDD has proof that D.R. Horton paid
139 one-third of the expense.

140 Ms. Sanchez stated that Mr. Collins asked for the locations of the repairs. She located the
141 invoices but was unable to find the specific locations. She contacted Curbco to see if detailed
142 information is available. Updates will be provided.

143 Discussion ensued regarding the repairs, the letter, photographs and documentation and
144 ongoing efforts to engage vendors.

145 Ms. Sanchez will follow up with the Board via email regarding revisions on Friday, and
146 send the letter with all revisions on Monday, January 12, 2026.

147 This item was deferred.

148

149 **NINTH ORDER OF BUSINESS**

150 **Discussion/Consideration: Acceptance of**
151 **Fishing Dock from Master Association**

152 • **Toscana Isles Master Association, Inc. Resolution 8.18.25**

153 Ms. Sanchez stated the CDD's insurance carrier confirmed that the CDD is covered for
154 liability anywhere within CDD boundaries, anywhere that docks and lakes are included.

155 **On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor,**
156 **accepting the Fishing Dock from the Master Association, as described in Toscana**
157 **Isles Master Association, Inc. Resolution 8.18.25, was approved.**

158

159

160 **TENTH ORDER OF BUSINESS**

161 **Discussion/Consideration/Ratification:**
162 **Performance Measures/Standards &**
163 **Annual Reporting Form**

164 A. **October 1, 2024 - September 30, 2025 [Posted]**

165 B. **October 1, 2025 - September 30, 2026**

166 **On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the**
167 **2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives**
168 **Reporting Fiscal Year 2026 Performance Measures and Standards, were**
169 **approved.**

170

171

172 **ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of November 30, 2025

174

175 Ms. Sanchez will email documentation regarding the "Insurance" line item, which is at
176 111% of budget. She thinks it is likely due to the additional insurance coverage for the dock.

177 **On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor, the**
178 **Unaudited Financial Statements as of November 30, 2025, were accepted.**

179

180

181 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

182

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

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

185 There were no District Counsel or District Engineer reports.

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

187 Ms. Sanchez stated the City of Venice advised that it has no information to provide in
188 response to her previous public records request for information related to the roads. The City
189 advised that her public records request was closed.

190 • **NEXT MEETING DATE: February 4, 2026 at 10:00 AM**

191 ○ **QUORUM CHECK**

192

193 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

194

195 Discussion ensued regarding Lines 78 through 80 of the December 3, 2025 minutes, which
196 stated "Ms. Jochum asked if the emergency gates are being transferred to the CDD, as they were
197 omitted from the itemized list, and, if so, has the CDD obtained insurance." Ms. Sanchez asked
198 Ms. Jochum to provide further information."

199 Ms. Sanchez stated that she has received no information. She noted that no emergency
200 gates are included in the Ownership Report. She will follow up regarding this matter.

201

202 **FOURTEENTH ORDER OF BUSINESS****Public Comments**

203

204 Resident Maryann Bozich-DiLuigi submitted a speaker card which stated the following:
205 "Once again I am respectfully asking the CDD Board to request that their legal counsel
206 provide an opinion in writing concerning the statute of repose applicable to the
207 road/infrastructure defects. What is the basis for any tolling?"

208 Ms. DiLuigi asked, "Is the proposed letter discussed in Agenda Item Eight in response to
209 D.R. Horton's letter from April 2024?"

210 Resident Bill Ambrose asked if it would be beneficial to the CDD, given the designation
211 regarding the roads, to have District Counsel prepare a document that explains that the CDD
212 roads are public, that maintenance of those roads is an HOA responsibility, outlines what the CDD
213 can and cannot do, and include a copy of the Maintenance Agreement. The Board agreed and
214 directed Mr. Babbar to work with the District Engineer on a communication regarding the roads.

215 A Board Member stated, in response to Ms. DiLuigi's question, the proposed letter
216 discussed in the Eighth Order of Business is in response to D.R. Horton's letter from April 2024.

217 Discussion ensued regarding drafting of a parking and towing policy.

218 Ms. Sanchez noted that additions to the agenda must be submitted one week prior to the
219 meeting for inclusion and to allow Board Members time to review documents.

220

221 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

223 **On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor, the**
224 **meeting adjourned at 11:02 a.m.**

225

226

227

228 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

229

230

231

232

233 Secretary/Assistant Secretary

234

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA
ISLES COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective February 4, 2026:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of February 4, 2026:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 4th day of February, 2026.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**

Andrew H. Cohen

Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: kfernandez@flgovlaw.com

Reply to: Venice

January 20, 2026

VIA EMAIL

Jamie Sanchez, District Manager
Toscana Isles Community Development District
sanchezj@whhassociates.com

RE: Toscana Isles Community Development District Roadways

Dear Ms. Sanchez:

The City of Venice (“City”) has requested that I, the City Attorney, respond on behalf of the City to your letter regarding roadway conditions within the Toscana Isles Community Development District (“District”).

The roadways at issue were privately constructed by the developer and subsequently conveyed to, and accepted by, the District. The District is the current owner of the roadways and, as you note, they are public roads owned and maintained by the District pursuant to Chapter 190, Florida Statutes. The City does not own, operate, or maintain these roadways. City development approvals and inspections are conducted for the limited purpose of determining compliance with applicable codes and standards at the time of construction. Such approvals do not constitute a guarantee of long-term performance or structural longevity, nor do they shift responsibility for construction defects from the developer or current owner.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

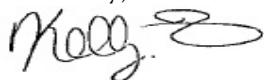
January 20, 2026

Page 2

The City has reviewed the engineer's report included with your correspondence. Nothing therein implicates the City in any corrective action the District may determine is desired. Rather this appears to be an issue, if at all, between the District and the developer. With respect to any bonding or surety instruments associated with the original development approvals, all applicable conditions were satisfied at the time of release consistent with City regulations and standard practices in effect at that time.

Should the District have any further questions regarding this matter, please contact me.

Sincerely,



Kelly M. Fernandez

cc via email:

City Council

James Clinch, City Manager

Jonathan Kramer, City Engineer

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8



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



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,

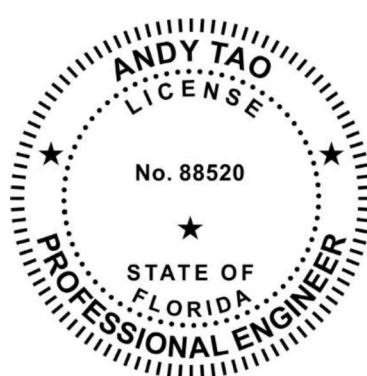
AREHNA ENGINEERING, INC.

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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APPENDIX A

- 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

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 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.



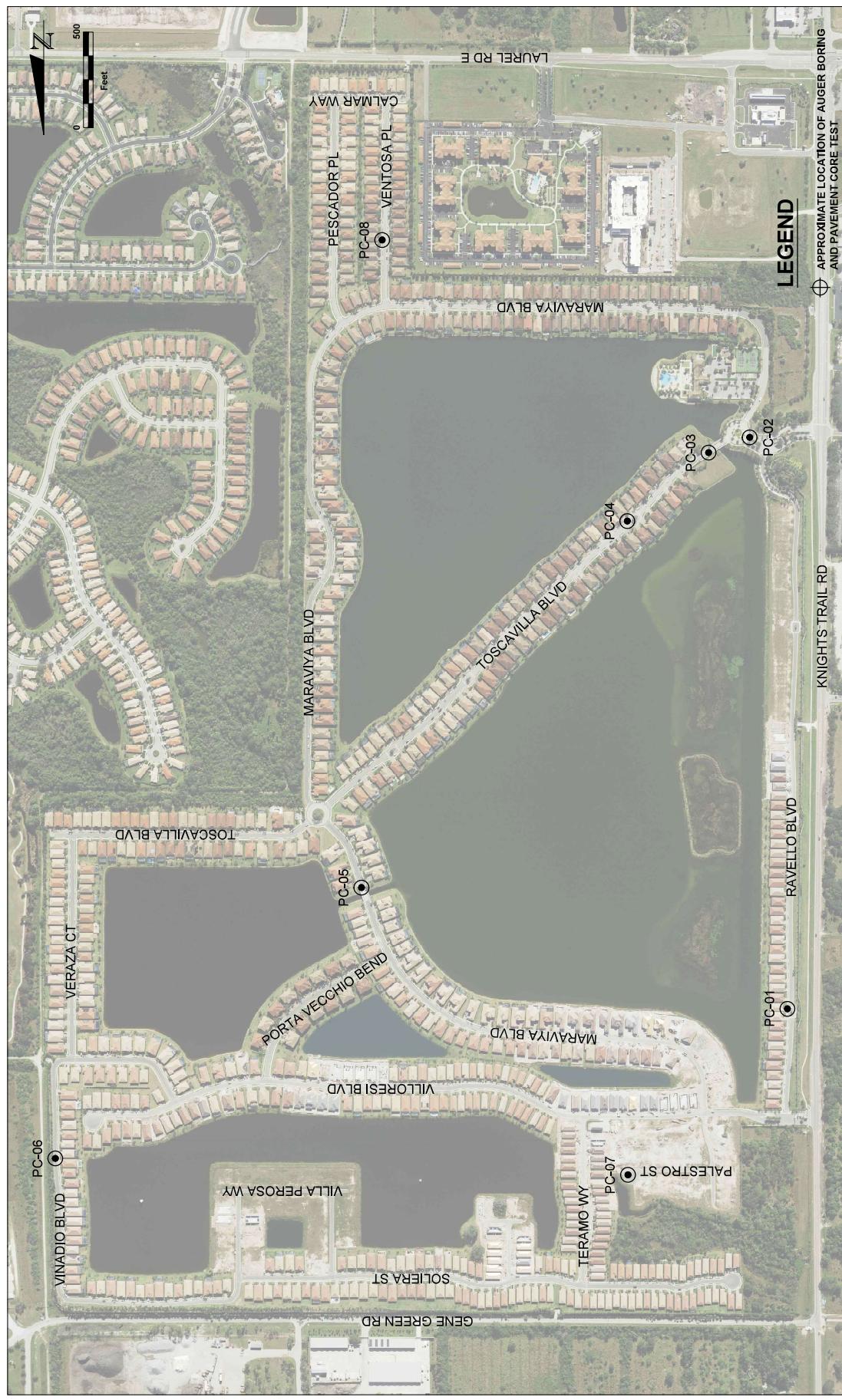
5.0 BASIS FOR RECOMMENDATIONS

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.

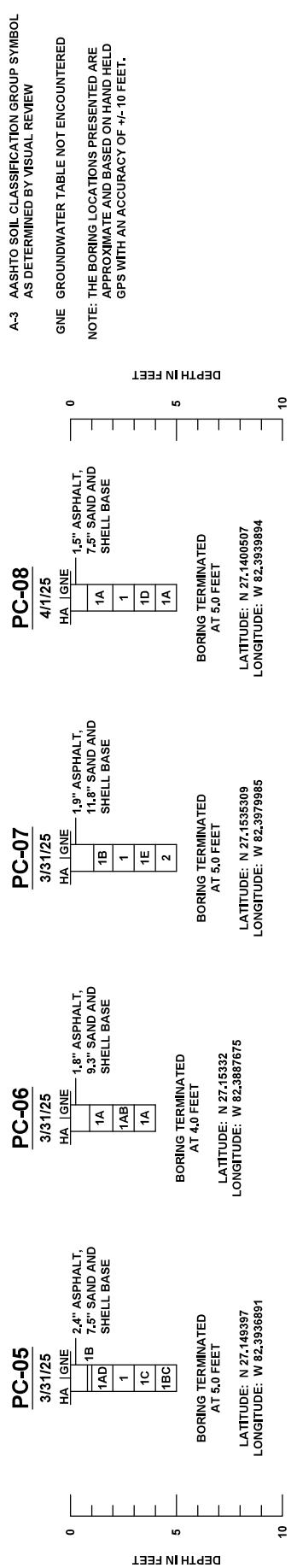
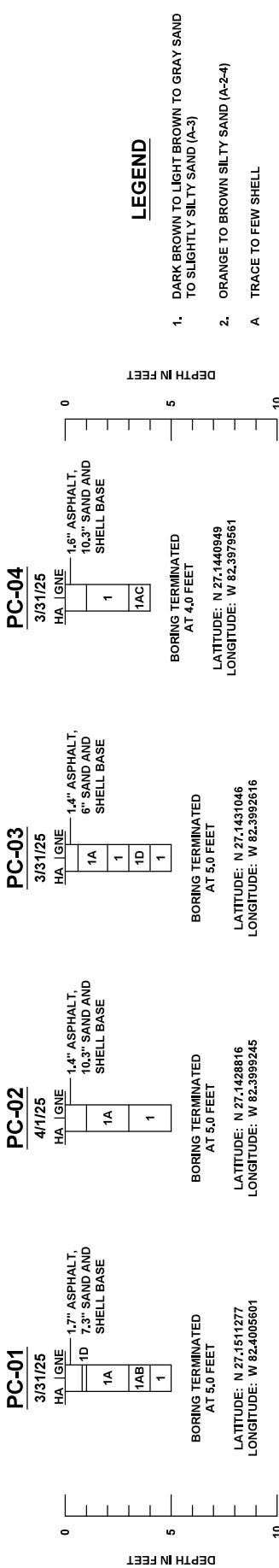


APPENDIX A

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



NO.	DATE	REVISIONS	DESCRIPTIONS	APPROVED	PREPARED BY	NAME	DATE	PROJECT NAME	PROJECT NO.	SHEET NO.
						AERHNA Engineering, Inc. 5012 West Leon Street, Tampa, FL 33609 Phone: 813-324-5434 Fax: 813-344-6369	4/2026	TOSCANA ISLES VENICE, FLORIDA	B-25-030	2
						DESIGNED BY:	SS			
						DRAWN BY:	DG			
						CHECKED BY:	AT			
						SUPERVISED BY:	Andy Tito P.E.			



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
See descriptions for EauGallie and Myakka soils below										
EauGallie- Myakka fine sands-Urban land complex, 0 to 2 percent slopes (55)	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	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					
	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	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-SP, SM	6 - 20					
	4 - 50	Fine sand, sand	A-3, A-2-4	SP-SP, 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		0.0	Jul - Oct	Moderate	Moderate
	66 - 80	Loamy sand, fine sand, sand, loamy fine sand	A-2-4	SC-SM, SM	6 - 20					
	0 - 18	Loamy fine sand	A-2-4	SM	2 - 6		0.0	Jul - Oct	Apparent	
	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					
Manatee loamy fine sand, ponded-Urban land complex, 0 to 1 percent slopes (66)	36 - 48	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-4, A-6	SC-SM, SC, SM	0.6 - 2		0.0	Jul - Oct	Moderate	Low
	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

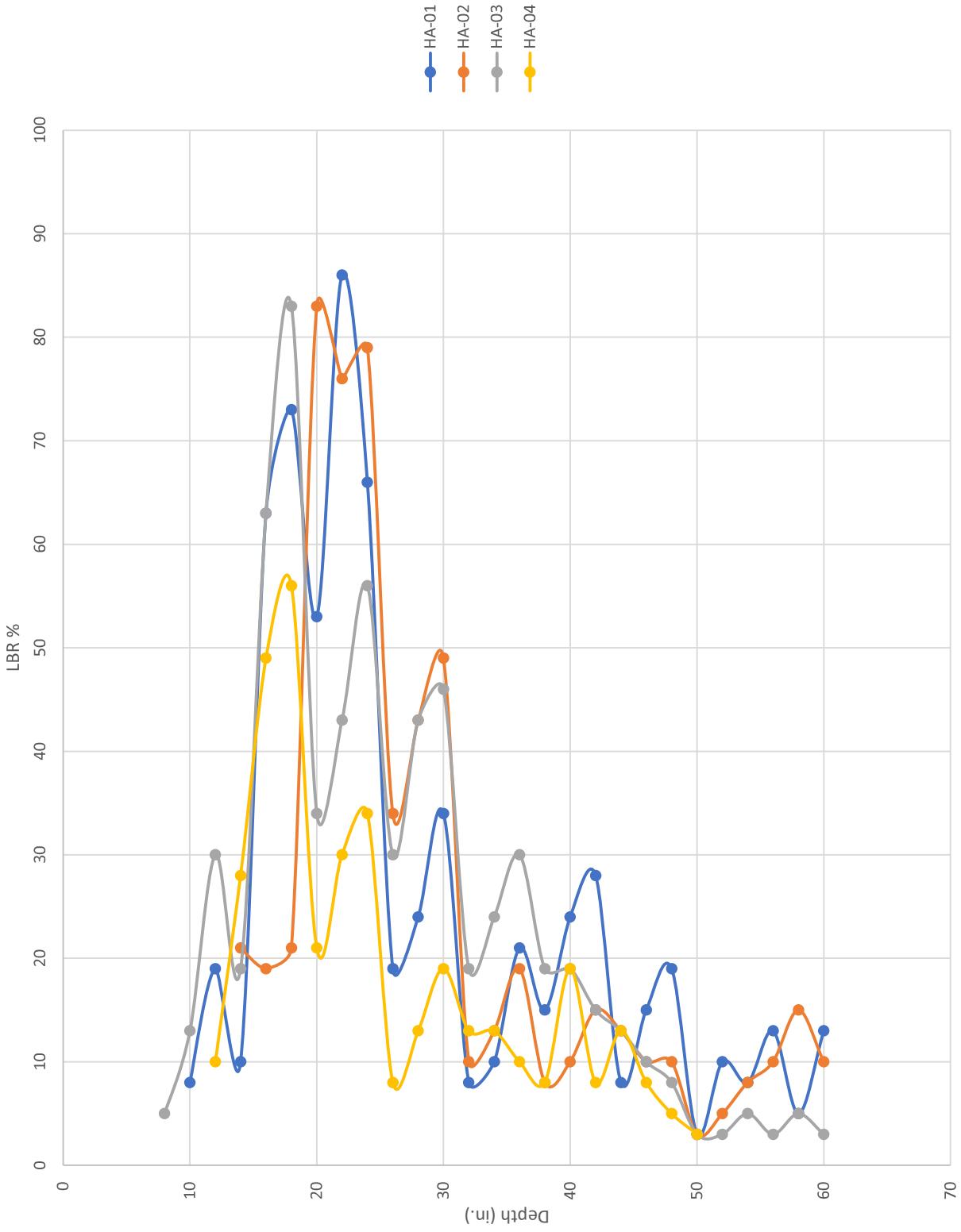
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

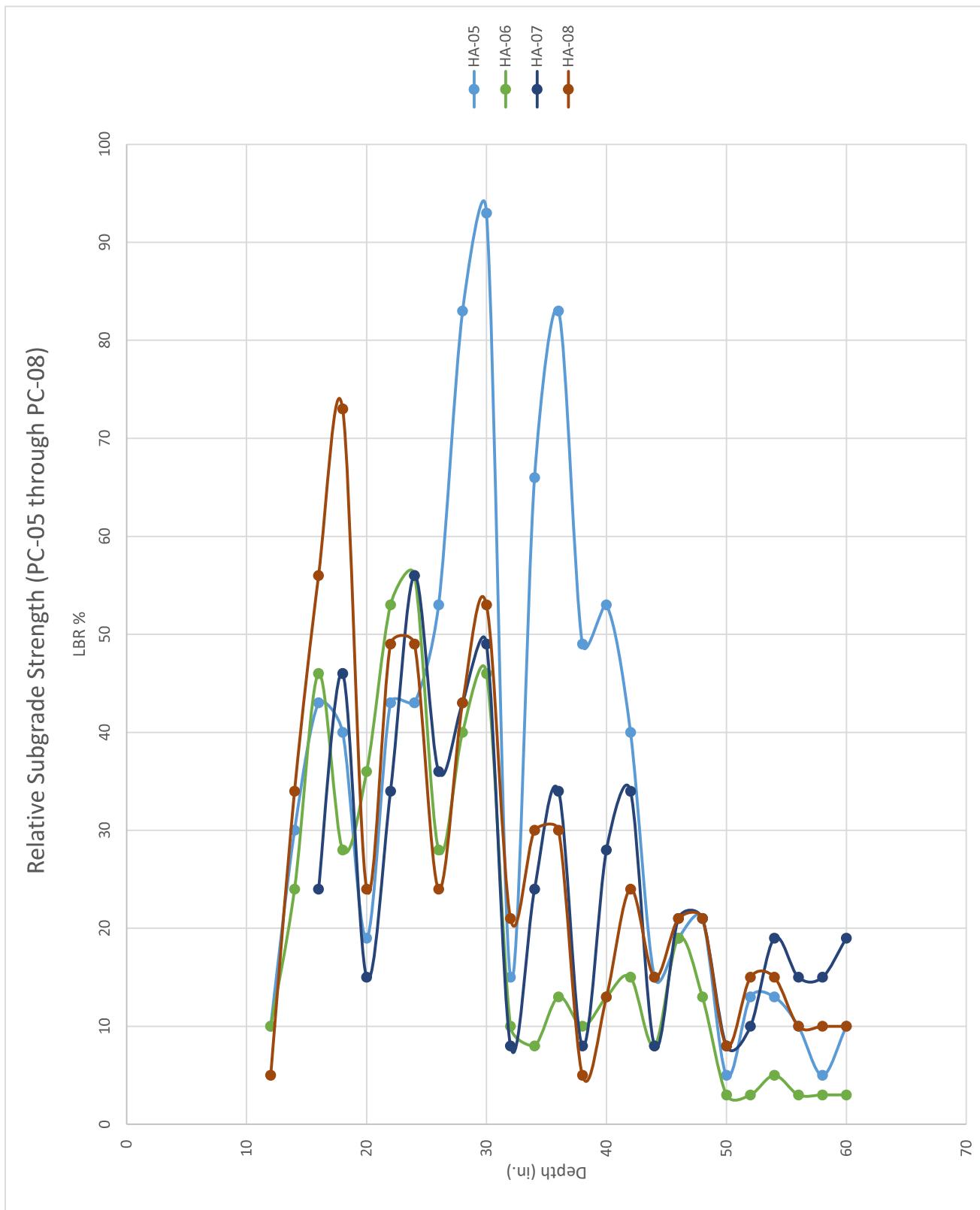
HA-07								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	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)





FIELD PROCEDURES

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.

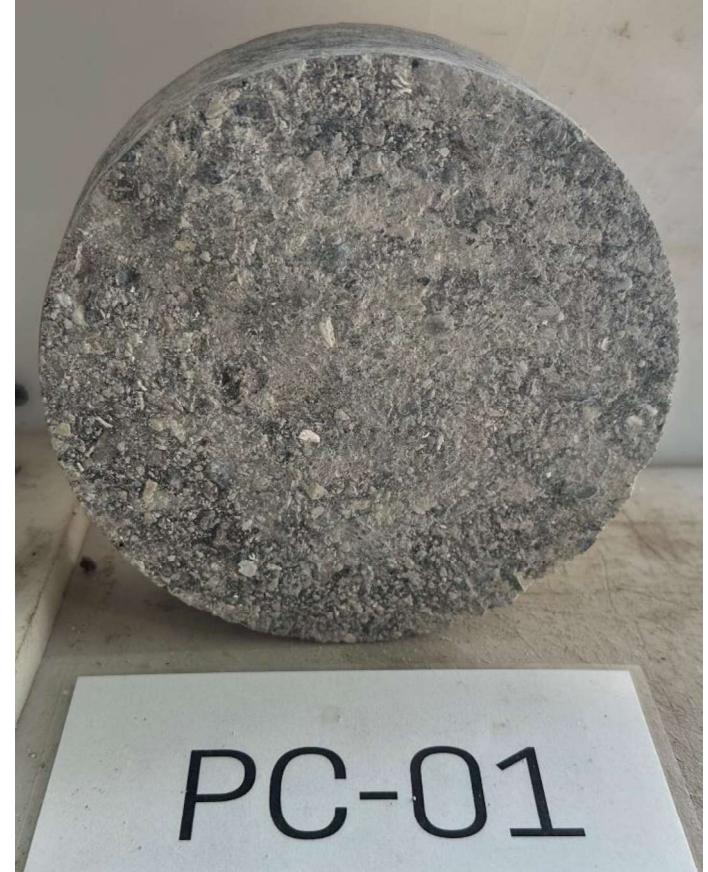
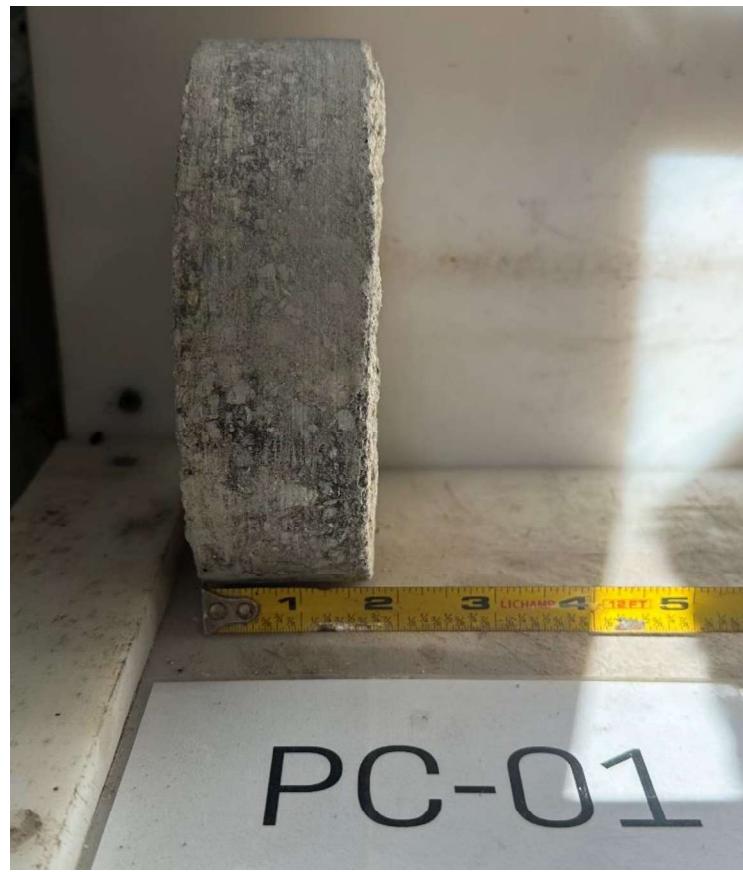
Dynamic Cone Penetrometer (DCP) Test

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

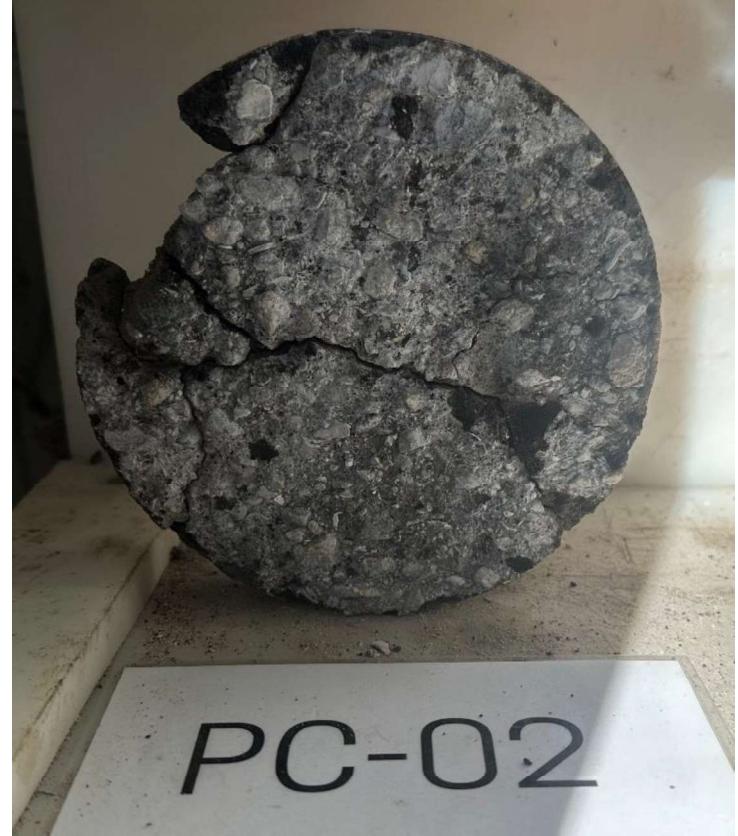
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

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



Toscana Isles
Pavement Investigation
Venice, Florida

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

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Drawn By: SPS 4/8/25



Toscana Isles
Pavement Investigation
Venice, Florida

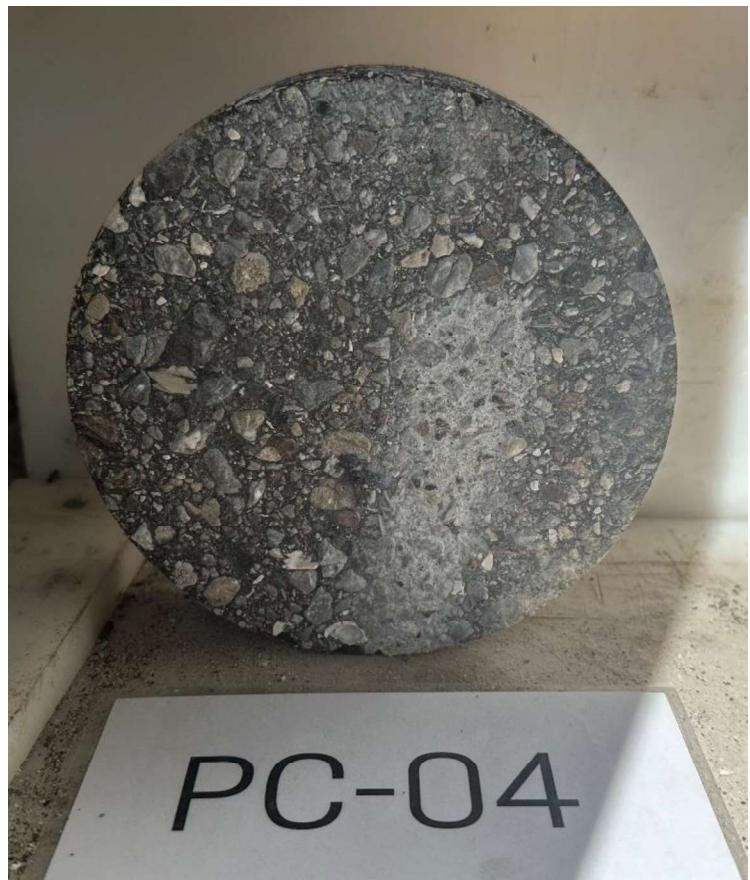
Client: Stantec
AREHNA Project No.: B-25-030
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Toscana Isles
Pavement Investigation
Venice, Florida

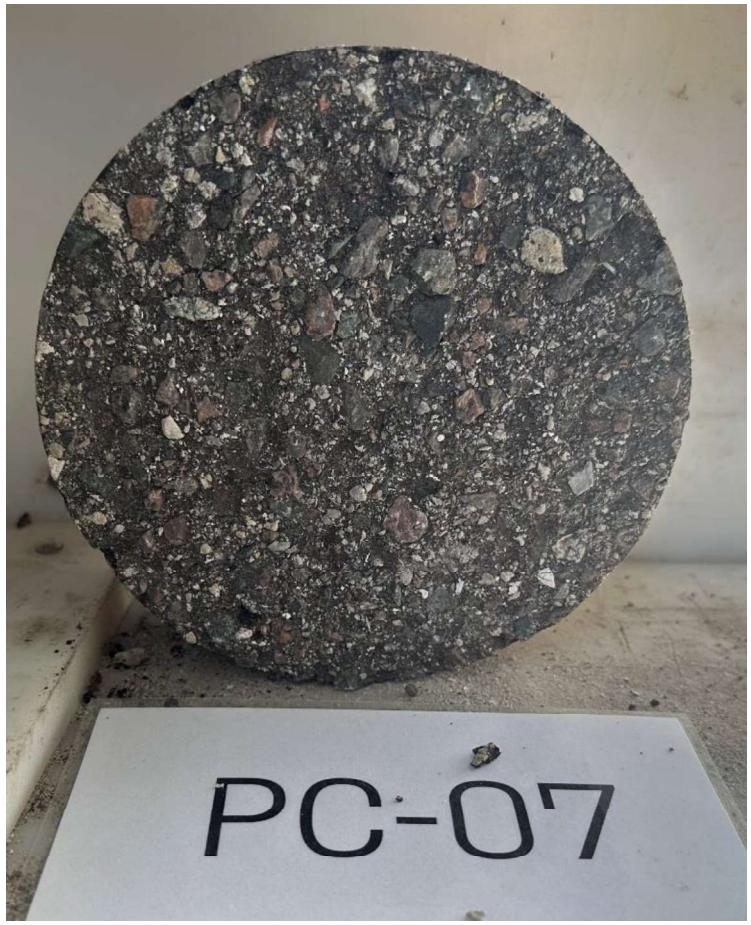
Client: Stantec
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Pavement Investigation
Venice, Florida

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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
COMMUNITY DEVELOPMENT DISTRICT**

9

August 6, 2024

7:50 AM

JS From Joe S >



David Otterness

From: David Otterness
Sent: Monday, February 24, 2025 12:42 PM
To: 'toscana.manager@amiwra.com'
Cc: Joe Silvestri; Chris Lepper
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Sabastian

Hope all is well, wanted to follow-up on this dialog and our conversation from mid-January.

Left a message with your office just now, please give me a call at your convenience 941-366-3116

Thanks

David Otterness

From: David Otterness
Sent: Thursday, January 9, 2025 11:34 AM
To: 'toscana.manager@amiwra.com' <toscana.manager@amiwra.com>
Cc: Joe Silvestri <jsilvestri@willissmith.com>; Chris Lepper <clepper@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>; 'dianetibod2023@gmail.com' <dianetibod2023@gmail.com>; 'RLServer@drhorton.com' <RLServer@drhorton.com>
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Sabastian

Please give me a call at your convenience please

Office number is 941-366-3116

Thanks

David Otterness

From: Toscana Manager [mailto:toscana.manager@amiwra.com]
Sent: Thursday, January 09, 2025 10:11 AM
To: Chris Lepper <clepper@willissmith.com>; 'Michael E Fusco '
Cc: Joe Silvestri <jsilvestri@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>; 'Diane' <dianetibod2023@gmail.com>; 'Rebecca L Sarver' <RLServer@drhorton.com>
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel
Importance: High

Hi Chris,

I have included all the key D.R. Horton stakeholders responsible for Toscana Isles on this email, and they have confirmed that there were never any plans to repair the wall.

With that in mind, I am requesting your site's general liability insurance information so I can submit a claim for the damage to our wall. Alternatively, we are willing to allow you to repair the wall, provided you give us a written commitment to do so.

Please let me know how you would like to proceed. Thank you.



SABASTIAN WALCZAK, CMCA, AMS, PCAM

General Manager

Email: manager@hoatoscanaisles.com

Web: <https://hoatoscanaisles.com/>

Address: 100 Maraviya Blvd, Nokomis, FL 34275

From: Chris Lepper <clepper@willissmith.com>

Sent: Tuesday, January 7, 2025 10:56 AM

To: 'Michael E Fusco ' <IMCEAMAILTO-MEFusco+40drhorton+2Ecom@willissmith.com>

Cc: Joe Silvestri <jsilvestri@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>;

'Diane' <dianetibod2023@gmail.com>; Toscana Manager <toscana.manager@amiwra.com>; 'Rebecca L Sarver'

<RLSarver@drhorton.com>

Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Michael,

Just so you have all the information, I am the project manager for the jobsite to which the wall is adjacent to Toscana Isles. We had a representative of a wall company contractor stop by about 4-5 months ago claiming that they were scheduled to fix the wall and worked with Dr. Horton on their development projects and did concrete wall installation for them. He asked if they could set up equipment on our property and use our current construction dumpster for disposing of the wall, which we agreed to.

So, no one has been back to the site, and unfortunately the gentlemen that was here never left a card.

Thanks,

Chris

Chris Lepper
Project Manager



Tel: 941.366.3116

Cell: 941.225.5866

5001 Lakewood Ranch Blvd.

Sarasota, FL 34240

willissmith.com

From: Joe Silvestri

Sent: Tuesday, January 07, 2025 10:36 AM

To: Chris Lepper <clepper@willissmith.com>

Subject: FW: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

fyi

Joe Silvestri
Superintendent



Tel: 931.366.3116
Cell: 941.650.2347
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240
willissmith.com

From:
Sent: Tuesday, January 7, 2025 10:30 AM
To:
Cc:
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

I have never heard of this wall issue and would not commit to fixing. We didn't install it.

Mike Fusco
DR Horton SWFL
Construction Area Manager

----- Original message -----

From: Toscana Manager <toscana.manager@amiwra.com>
Date: 1/7/25 10:15 AM (GMT-05:00)
To: Rebecca L Sarver <RLServer@drhorton.com>, Michael E Fusco <MEFusco@drhorton.com>
Cc: jsilvestri@willissmith.com, Anthonyntibod2025@gmail.com, Diane <dianetibod2023@gmail.com>
Subject: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

[External]

Hi Rebecca,

The exterior perimeter wall along Ventosa has sustained damage to a concrete panel (please see the attached photo). Vice President Anthony visited the dermatologist clinic currently under construction and spoke with their site manager, Joe Silvestri (cc'ed on this email), regarding the issue. Joe mentioned that a representative from D.R. Horton had been informed of the damage and indicated it would be addressed by D.R. Horton.

Could you kindly confirm with your team or the construction supervisors whether this information is accurate?

Thank you for your assistance!



TOSCANA ISLES

A Lifestyle You Deserve!

SABASTIAN WALCZAK, CMCA, AMS, PCAM

General Manager

Email: manager@hostotoscanaisles.com

Web: <http://hostotoscanaisles.com/>

Address: 100 Maravilla Blvd, Nokomis, FL 34275

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GSD Florida, LLC

P.O. Box 126
Terra Ceia, FL 34250 US
+19413231901
taylor@g sdfl orida.com

**Estimate**

ADDRESS	SHIP TO	ESTIMATE	001639
Sabastian Walczak Toscana Isles Master Association 100 Maraviya Blvd Nokomis, FL 34275 USA	Sabastian Walczak Toscana Isles Master Association 100 Maraviya Blvd Nokomis, FL 34275 USA	DATE	01/22/2025
		EXPIRATION	02/21/2025
		DATE	

	DESCRIPTION	QTY	RATE	AMOUNT
Punch Out	Remove and replace the damaged section of exterior concrete precast wall located at 241 Calmar Way.	1	10,900.00	10,900.00
NOTE: The previous wall looks to be painted white. We can get the section in a light tan. We can paint it white if necessary. (price includes paint if needed)				
TOTAL				\$10,900.00

Accepted By

Accepted Date

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

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

Becker

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,



Mark J. Stempler
For the Firm

MJS2/lb

cc: D.R. Horton, Inc.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 1,857,016	\$ -	\$ -	\$ 1,857,016
Investments				
Reserve	- -	710,364	801,432	1,511,796
Prepayment	- -	31,273	26,727	58,000
Revenue	- -	438,162	324,929	763,091
Due from general fund	- -	690,621	955,506	1,646,127
Total assets	<u><u>\$ 1,857,016</u></u>	<u><u>\$ 1,870,420</u></u>	<u><u>\$ 2,108,594</u></u>	<u><u>\$ 5,836,030</u></u>
LIABILITIES				
Liabilities:				
Due to debt service fund 2014	\$ 690,621	\$ -	\$ -	\$ 690,621
Due to debt service fund 2018	955,506	- -	- -	955,506
Taxes payable	275	- -	- -	275
Total liabilities	<u><u>1,646,402</u></u>	<u><u>- -</u></u>	<u><u>- -</u></u>	<u><u>1,646,402</u></u>
FUND BALANCES				
Restricted for:				
Debt service	- -	1,870,420	2,108,594	3,979,014
Assigned				
Three months working capital	44,945	- -	- -	44,945
Unassigned	165,667	- -	- -	165,667
Total fund balances	<u><u>210,612</u></u>	<u><u>1,870,420</u></u>	<u><u>2,108,594</u></u>	<u><u>4,189,626</u></u>
Total liabilities and fund balances	<u><u>\$ 1,857,014</u></u>	<u><u>\$ 1,870,420</u></u>	<u><u>\$ 2,108,594</u></u>	<u><u>\$ 5,836,028</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 96,096	\$ 125,052	\$ 140,076	89%
Interest and miscellaneous	10	14	-	N/A
Total revenues	<u>96,106</u>	<u>125,066</u>	<u>140,076</u>	89%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	1,000	1,800	12,000	15%
FICA	77	138	918	15%
Management/accounting/recording	3,643	10,930	43,721	25%
Debt service fund accounting	644	1,931	7,725	25%
Legal	-	746	36,000	2%
Engineering	-	-	5,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	4,926	11,236	44%
Telephone	16	50	200	25%
Postage	12	12	500	2%
Printing & binding	41	125	500	25%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	16,992	10,500	162%
Property insurance	-	-	8,500	0%
Contingencies/bank charges	114	347	1,500	23%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,714</u>	<u>38,672</u>	<u>147,990</u>	26%
Other fees & charges				
Tax collector	1,441	1,697	2,189	78%
Total other fees & charges	<u>1,441</u>	<u>1,697</u>	<u>2,189</u>	78%
Total expenditures	<u>7,155</u>	<u>40,369</u>	<u>150,179</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	88,951	84,697	(10,103)	
Fund balances - beginning	121,661	125,915	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	165,667	165,667	35,066	
Fund balances - ending	<u>\$ 210,612</u>	<u>\$ 210,612</u>	<u>\$ 80,011</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 537,827	\$ 699,881	\$ 783,962	89%
Assessment prepayments	14,091	14,091	-	N/A
Interest	3,502	13,873	-	N/A
Total revenues	<u>555,420</u>	<u>727,845</u>	<u>783,962</u>	93%
EXPENDITURES				
Principal	-	225,000	225,000	100%
Interest	-	263,981	521,494	51%
Tax collector	8,067	9,270	12,249	76%
Total expenditures	<u>8,067</u>	<u>498,251</u>	<u>758,743</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	547,353	229,594	25,219	
Fund balances - beginning	1,323,067	1,640,826	1,596,293	
Fund balances - ending	<u>\$ 1,870,420</u>	<u>\$ 1,870,420</u>	<u>\$ 1,621,512</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 744,109	\$ 968,318	\$ 1,086,623	89%
Interest	3,752	16,015	-	N/A
Total revenues	<u>747,861</u>	<u>984,333</u>	<u>1,086,623</u>	91%
EXPENDITURES				
Principal	-	290,000	290,000	100%
Interest	-	388,222	769,194	50%
Tax collector	<u>11,162</u>	<u>12,825</u>	<u>16,978</u>	76%
Total expenditures	<u>11,162</u>	<u>691,047</u>	<u>1,076,172</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	736,699	293,286	10,451	
Fund balances - beginning	1,371,895	1,815,308	1,732,657	
Fund balances - ending	<u>\$ 2,108,594</u>	<u>\$ 2,108,594</u>	<u>\$ 1,743,108</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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

Jameli Sanchez

Print Name

12/7/20

Date

Chair/Vice Chair, Board of Supervisors

Paul Schmitt

Print Name

1/7/2020

Date

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