

**Touchstone
Community Development District**

August 12, 2025

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 257 965 769 636 Passcode: UF9VV2Se

[Join the meeting now](#)

**Touchstone Community Development District
Board of Supervisors**

Agenda Page 2

- | | |
|---------------------------------------|-------------------------------------|
| □ Anson Angail, Chairperson | □ Alba Sanchez, District Manager |
| □ Gregory Elliot, Vice Chairperson | □ Michael Broadus, District Counsel |
| □ Timothy Fisher, Assistant Secretary | □ Todd Amaden, District Engineer |
| □ Kelly Hanlon, Assistant Secretary | □ Clay Wright, Field Manager |
| □ Corliss Ball, Assistant Secretary | |

**Budget Public Hearing &
Regular Meeting Agenda**
Tuesday, August 12, 2025 – 8:00 a.m.

Teams Meeting Information

Meeting ID: 257 965 769 636 Passcode: UF9VV2Se

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comments**
- 3. Public Hearing on Adopting Fiscal Year 2026 Final Budget**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
- 4. Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Consideration of Resolution 2025-06; Levying O&M Assessments
 - C. Close Public Hearing on Levying O&M Assessments
- 5. Staff Reports**
 - A. District Counsel
 - B. District Manager
 - i. Resolution 2025-07; Adopting Fiscal Year 2026 Meeting Schedule
 - ii. Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives
 - iii. Reserve Study Replacement Plan
 - C. District Engineer
 - D. Field Manager Report
 - i. Field Inspection Report
- 6. Business Items**
 - A. Update on New Interest-Bearing Account with Valley Bank
 - B. Discussion on Folio Management Contract
 - C. Discussion on Inframark Management Contract
 - D. Review of 2nd Quarter Website Compliance Audit Report
 - E. Consideration of Jayman Enterprises' Chain Link Fence Proposal
 - F. General Matters of the District

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

7. Consent Agenda

- A. Review of Minutes of July 8, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for June 2025
- C. Review of the Financial Report as of June 30, 2025

8. Board of Supervisors' Requests and Comments

- A. Review of Florida Highway Patrol (FHP) Reports

9. Adjournment

The next CDD meeting is scheduled to be held on Tuesday, September 9, 2025 at 8:00 a.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

Third Order of Business

3B.

RESOLUTION 2025-05

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

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

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

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

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

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Touchstone Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

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

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on August 12, 2025.

Attested By:

**Touchstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Touchstone
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget
(05/13/2025)

Prepared by:



Touchstone
Community Development District

Budget Overview
Fiscal Year 2026

Community Development District

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Touchstone
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	993,131	\$ -	993,131	993,131	0%	\$ 993,131
Special Assmnts- CDD Collected	-	\$ -	-	-	0%	\$ -
Developer Contributions	-	\$ -	-	-	0%	\$ -
Rental Income	-	\$ -	-	-	0%	\$ -
Other Miscellaneous Revenues	-	\$ -	-	-	0%	\$ -
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Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Total Insurance	\$ 32,233	\$ 33,753	\$ 3,936	\$ 37,689		\$ 32,233
Utility Services						
Electric Utility Services	\$ 145,000	\$ 75,065	\$ 69,935	\$ 145,000	0%	\$ 145,000
Water/Waste	15,000	\$ 6,444	8,556	15,000	0%	\$ 15,000
Rental Income	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
Total Utility Services	\$ 160,000	\$ 81,509	\$ 78,491	\$ 160,000		\$ 160,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET FY 2025	THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
Amenity						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Janitorial - Contract	25,000	\$ 4,340	4,412	8,752	-65%	\$ -
Janitorial - Supplies/Other	1,500	\$ 9,538	-	9,538	536%	\$ 1,500
Amenity Center R&M	5,000	\$ 637	4,363	5,000	0%	\$ 5,000
Amenity Pest Control	6,000	\$ -	6,000	6,000	0%	\$ 6,000
Clubhouse Utilities	25,000	\$ 1,667	1,695	3,362	-87%	\$ 10,036
Fire Control	15,000	\$ -	15,000	15,000	0%	\$ 15,000
Contracts - HVAC	1,000	\$ -	1,000	1,000	0%	\$ 1,000
General R&M	5,000	\$ 4,743	257	5,000	0%	\$ 5,000
Fitness Equipment	3,000	\$ -	3,000	3,000	0%	\$ 3,000
Entrance Monuments, Gates, Walls R&M	1,000	\$ -	1,000	1,000	0%	\$ 1,000
Holiday Lighting	5,000	\$ 5,600	-	5,600	12%	\$ 5,000
Pool Maintenance - Contract	30,000	\$ 13,440	16,560	30,000	0%	\$ 30,000
Amenity Furniture	3,000	\$ -	3,000	3,000	0%	\$ 3,000
Security Monitoring Services	21,000	\$ 10,090	10,910	21,000	0%	\$ 21,000
Capital Reserve	47,426		-	-	-100%	\$ 111,000
R&M Lights	1,000	\$ -	1,000	1,000	0%	\$ 1,000
Trash Services	7,200	\$ -	7,200	7,200	0%	\$ 7,200
Rental Income	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
Total Amenity	\$ 202,126	\$ 50,055	\$ 75,397	\$ 125,452		\$ 225,736
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 213,500	\$ 150,945	\$ 62,555	\$ 213,500	0%	\$ 213,500
Landscaping - R&M	20,000	\$ -	20,000	20,000	0%	
Landscaping - Mulch	45,000	\$ 26,122	18,878	45,000	0%	\$ 45,000
Landscaping - Plant Replacement Program	20,000	\$ -	20,000	20,000	0%	\$ 20,000
Irrigation Maintenance	15,000	\$ 1,441	13,559	15,000	0%	\$ 15,000
Inspection	-	\$ -	-	-	0%	\$ -
Waterway Management Program	9,200	\$ 6,900	2,300	9,200	0%	\$ 9,200
Wetland Maintenance	1,500	\$ -	1,500	1,500	0%	\$ 1,500
Drainage	5,000	\$ -	-	-	-100%	\$ -
Rental Income	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
	-	\$ -	-	-	0%	\$ -
Total Landscape and Pond Maintenance	\$ 329,200	\$ 185,408	\$ 138,792	\$ 324,200		\$ 304,200
TOTAL EXPENDITURES	\$ 993,131	\$ 495,829	\$ 421,868	\$ 917,697		\$ 993,131
Excess (deficiency) of revenues	\$ -	\$ (495,829)	\$ 571,263	\$ 75,434		\$ -
Net change in fund balance	\$ -	\$ (495,829)	\$ 571,263	\$ 75,434		\$ -
FUND BALANCE, BEGINNING	\$ 335,160	\$ 335,160	\$ (160,669)	\$ 335,160		\$ 410,594

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
FUND BALANCE, ENDING	\$ 335,160	\$ (160,669)	\$ 410,594	\$ 410,594		\$ 410,594

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 335,160
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	75,434

Estimated Funds Available - 9/30/2025	410,594
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$ 410,594
Less: First Quarter Operating Reserve	(248,283) ⁽¹⁾
Less: Designated Reserves for Capital Projects	111,000
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-

Estimated Remaining Undesignated Cash as of 9/30/2026	273,312
--	----------------

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Touchstone
Community Development District

Debt Service Budgets
Fiscal Year 2026

Series 2018 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	330,050
TOTAL REVENUES	\$	330,050
EXPENDITURES		
June Bond Interest Payment	\$	111,194
June Bond Principal Payment	\$	110,000
December Bond Interest Payment	\$	108,856
TOTAL EXPENDITURES	\$	330,050
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 12/15/2024	\$	4,775,000
Principal Payment Applied Toward Bonds	\$	110,000
Bonds Outstanding - Period Ending 11/1/2025	\$	4,665,000

Touchstone CDD
Special Assessment Bonds, Series 2018

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
2/27/2018	\$ 5,370,000				
6/15/2018	\$ 5,370,000			\$ 73,211	\$ 73,211
12/15/2018	\$ 5,370,000			\$ 122,019	\$ 122,019
6/15/2019	\$ 5,280,000	\$ 90,000	3.500%	\$ 122,019	\$ 212,019
12/15/2019	\$ 5,280,000			\$ 120,444	\$ 120,444
6/15/2020	\$ 5,185,000	\$ 95,000	3.500%	\$ 120,444	\$ 215,444
12/15/2020	\$ 5,185,000			\$ 118,781	\$ 118,781
6/15/2021	\$ 5,090,000	\$ 95,000	3.500%	\$ 118,781	\$ 213,781
12/15/2021	\$ 5,090,000			\$ 117,119	\$ 117,119
6/15/2022	\$ 4,990,000	\$ 100,000	3.500%	\$ 117,119	\$ 217,119
12/15/2022	\$ 4,990,000			\$ 115,369	\$ 115,369
6/15/2023	\$ 4,885,000	\$ 105,000	3.500%	\$ 115,369	\$ 220,369
12/15/2023	\$ 4,885,000			\$ 113,531	\$ 113,531
6/15/2024	\$ 4,775,000	\$ 110,000	4.250%	\$ 113,531	\$ 223,531
12/15/2024	\$ 4,775,000			\$ 111,194	\$ 111,194
6/15/2025	\$ 4,665,000	\$ 110,000	4.250%	\$ 111,194	\$ 221,194
12/15/2025	\$ 4,665,000			\$ 108,856	\$ 108,856
6/15/2026	\$ 4,550,000	\$ 115,000	4.250%	\$ 108,856	\$ 223,856
12/15/2026	\$ 4,550,000			\$ 106,413	\$ 106,413
6/15/2027	\$ 4,430,000	\$ 120,000	4.250%	\$ 106,413	\$ 226,413
12/15/2027	\$ 4,430,000			\$ 103,863	\$ 103,863
6/15/2028	\$ 4,305,000	\$ 125,000	4.250%	\$ 103,863	\$ 228,863
12/15/2028	\$ 4,305,000			\$ 101,206	\$ 101,206
6/15/2029	\$ 4,170,000	\$ 135,000	4.625%	\$ 101,206	\$ 236,206
12/15/2029	\$ 4,170,000			\$ 98,084	\$ 98,084
6/15/2030	\$ 4,030,000	\$ 140,000	4.625%	\$ 98,084	\$ 238,084
12/15/2030	\$ 4,030,000			\$ 94,847	\$ 94,847
6/15/2031	\$ 3,885,000	\$ 145,000	4.625%	\$ 94,847	\$ 239,847
12/15/2031	\$ 3,885,000			\$ 91,494	\$ 91,494
6/15/2032	\$ 3,730,000	\$ 155,000	4.625%	\$ 91,494	\$ 246,494
12/15/2032	\$ 3,730,000			\$ 87,909	\$ 87,909
6/15/2033	\$ 3,570,000	\$ 160,000	4.625%	\$ 87,909	\$ 247,909
12/15/2033	\$ 3,570,000			\$ 84,209	\$ 84,209
6/15/2034	\$ 3,400,000	\$ 170,000	4.625%	\$ 84,209	\$ 254,209
12/15/2034	\$ 3,400,000			\$ 80,278	\$ 80,278
6/15/2035	\$ 3,225,000	\$ 175,000	4.625%	\$ 80,278	\$ 255,278
12/15/2035	\$ 3,225,000			\$ 76,231	\$ 76,231
6/15/2036	\$ 3,040,000	\$ 185,000	4.625%	\$ 76,231	\$ 261,231
12/15/2036	\$ 3,040,000			\$ 71,953	\$ 71,953
6/15/2037	\$ 2,845,000	\$ 195,000	4.625%	\$ 71,953	\$ 266,953
12/15/2037	\$ 2,845,000			\$ 67,444	\$ 67,444
6/15/2038	\$ 2,645,000	\$ 200,000	4.625%	\$ 67,444	\$ 267,444
12/15/2038	\$ 2,645,000			\$ 62,819	\$ 62,819
6/15/2039	\$ 2,435,000	\$ 210,000	4.750%	\$ 62,819	\$ 272,819
12/15/2039	\$ 2,435,000			\$ 57,831	\$ 57,831

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
6/15/2040	\$ 2,215,000	\$ 220,000	4.750%	\$ 57,831	\$ 277,831
12/15/2040	\$ 2,215,000			\$ 52,606	\$ 52,606
6/15/2041	\$ 1,980,000	\$ 235,000	4.750%	\$ 52,606	\$ 287,606
12/15/2041	\$ 1,980,000			\$ 47,025	\$ 47,025
6/15/2042	\$ 1,735,000	\$ 245,000	4.750%	\$ 47,025	\$ 292,025
12/15/2042	\$ 1,735,000			\$ 41,206	\$ 41,206
6/15/2043	\$ 1,480,000	\$ 255,000	4.750%	\$ 41,206	\$ 296,206
12/15/2043	\$ 1,480,000			\$ 35,150	\$ 35,150
6/15/2044	\$ 1,210,000	\$ 270,000	4.750%	\$ 35,150	\$ 305,150
12/15/2044	\$ 1,210,000			\$ 28,738	\$ 28,738
6/15/2045	\$ 930,000	\$ 280,000	4.750%	\$ 28,738	\$ 308,738
12/15/2045	\$ 930,000			\$ 22,088	\$ 22,088
6/15/2046	\$ 635,000	\$ 295,000	4.750%	\$ 22,088	\$ 317,088
12/15/2046	\$ 635,000			\$ 15,081	\$ 15,081
6/15/2047	\$ 325,000	\$ 310,000	4.750%	\$ 15,081	\$ 325,081
12/15/2047	\$ 325,000			\$ 7,719	\$ 7,719
6/15/2048	\$	\$ 325,000	4.750%	\$ 7,719	\$ 332,719
		\$ 5,370,000		\$ 4,796,224	\$ 10,166,224

Series 2019-1 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	565,456
TOTAL REVENUES	\$	565,456
EXPENDITURES		
June Bond Interest Payment	\$	175,228
December Bond Principal Payment	\$	215,000
December Bond Interest Payment	\$	175,228
TOTAL EXPENDITURES	\$	565,456
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 12/15/2024	\$	8,815,000
Principal Payment Applied Toward Bonds	\$	215,000
Bonds Outstanding - Period Ending 11/1/2025	\$	8,600,000

**Touchstone Community Development District
Special Assessment Bonds, Series 2019 (2019 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
6/15/2020	\$ 9,800,000			\$ 195,913.72	\$ 195,913.72
12/15/2020	\$ 9,800,000	\$ 180,000	3.13%	\$ 190,618.75	\$ 370,618.75
6/15/2021	\$ 9,620,000			\$ 187,806.25	\$ 187,806.25
12/15/2021	\$ 9,620,000	\$ 190,000	3.13%	\$ 187,806.25	\$ 377,806.25
6/15/2022	\$ 9,430,000			\$ 184,837.50	\$ 184,837.50
12/15/2022	\$ 9,430,000	\$ 200,000	3.13%	\$ 184,837.50	\$ 384,837.50
6/15/2023	\$ 9,230,000			\$ 181,712.50	\$ 181,712.50
12/15/2023	\$ 9,230,000	\$ 205,000	3.13%	\$ 181,712.50	\$ 386,712.50
6/15/2024	\$ 9,025,000			\$ 178,509.38	\$ 178,509.38
12/15/2024	\$ 9,025,000	\$ 210,000	3.13%	\$ 178,509.38	\$ 388,509.38
6/15/2025	\$ 8,815,000			\$ 175,228.13	\$ 175,228.13
12/15/2025	\$ 8,815,000	\$ 215,000	3.13%	\$ 175,228.13	\$ 390,228.13
6/15/2026	\$ 8,600,000			\$ 171,868.75	\$ 171,868.75
12/15/2026	\$ 8,600,000	\$ 225,000	3.63%	\$ 171,868.75	\$ 396,868.75
6/15/2027	\$ 8,375,000			\$ 167,790.63	\$ 167,790.63
12/15/2027	\$ 8,375,000	\$ 230,000	3.63%	\$ 167,790.63	\$ 397,790.63
6/15/2028	\$ 8,145,000			\$ 163,621.88	\$ 163,621.88
12/15/2028	\$ 8,145,000	\$ 240,000	3.63%	\$ 163,621.88	\$ 403,621.88
6/15/2029	\$ 7,905,000			\$ 159,271.88	\$ 159,271.88
12/15/2029	\$ 7,905,000	\$ 250,000	3.63%	\$ 159,271.88	\$ 409,271.88
6/15/2030	\$ 7,655,000			\$ 154,740.63	\$ 154,740.63
12/15/2030	\$ 7,655,000	\$ 260,000	3.63%	\$ 154,740.63	\$ 414,740.63
6/15/2031	\$ 7,395,000			\$ 150,028.13	\$ 150,028.13
12/15/2031	\$ 7,395,000	\$ 265,000	3.63%	\$ 150,028.13	\$ 415,028.13
6/15/2032	\$ 7,130,000			\$ 145,225.00	\$ 145,225.00
12/15/2032	\$ 7,130,000	\$ 275,000	4.00%	\$ 145,225.00	\$ 420,225.00
6/15/2033	\$ 6,855,000			\$ 139,725.00	\$ 139,725.00
12/15/2033	\$ 6,855,000	\$ 290,000	4.00%	\$ 139,725.00	\$ 429,725.00
6/15/2034	\$ 6,565,000			\$ 133,925.00	\$ 133,925.00
12/15/2034	\$ 6,565,000	\$ 300,000	4.00%	\$ 133,925.00	\$ 433,925.00
6/15/2035	\$ 6,265,000			\$ 127,925.00	\$ 127,925.00
12/15/2035	\$ 6,265,000	\$ 310,000	4.00%	\$ 127,925.00	\$ 437,925.00
6/15/2036	\$ 5,955,000			\$ 121,725.00	\$ 121,725.00
12/15/2036	\$ 5,955,000	\$ 325,000	4.00%	\$ 121,725.00	\$ 446,725.00
6/15/2037	\$ 5,630,000			\$ 115,225.00	\$ 115,225.00
12/15/2037	\$ 5,630,000	\$ 335,000	4.00%	\$ 115,225.00	\$ 450,225.00
6/15/2038	\$ 5,295,000			\$ 108,525.00	\$ 108,525.00
12/15/2038	\$ 5,295,000	\$ 350,000	4.00%	\$ 108,525.00	\$ 458,525.00
6/15/2039	\$ 4,945,000			\$ 101,525.00	\$ 101,525.00
12/15/2039	\$ 4,945,000	\$ 365,000	4.00%	\$ 101,525.00	\$ 466,525.00
6/15/2040	\$ 4,580,000			\$ 94,225.00	\$ 94,225.00
12/15/2040	\$ 4,580,000	\$ 380,000	4.00%	\$ 94,225.00	\$ 474,225.00
6/15/2041	\$ 4,200,000			\$ 86,625.00	\$ 86,625.00
12/15/2041	\$ 4,200,000	\$ 395,000	4.13%	\$ 86,625.00	\$ 481,625.00
6/15/2042	\$ 3,805,000			\$ 78,478.13	\$ 78,478.13
12/15/2042	\$ 3,805,000	\$ 410,000	4.13%	\$ 78,478.13	\$ 488,478.13
6/15/2043	\$ 3,395,000			\$ 70,021.88	\$ 70,021.88
12/15/2043	\$ 3,395,000	\$ 425,000	4.13%	\$ 70,021.88	\$ 495,021.88
6/15/2044	\$ 2,970,000			\$ 61,256.25	\$ 61,256.25
12/15/2044	\$ 2,970,000	\$ 445,000	4.13%	\$ 61,256.25	\$ 506,256.25
6/15/2045	\$ 2,525,000			\$ 52,078.13	\$ 52,078.13
12/15/2045	\$ 2,525,000	\$ 465,000	4.13%	\$ 52,078.13	\$ 517,078.13
6/15/2046	\$ 2,060,000			\$ 42,487.50	\$ 42,487.50
12/15/2046	\$ 2,060,000	\$ 485,000	4.13%	\$ 42,487.50	\$ 527,487.50
6/15/2047	\$ 1,575,000			\$ 32,484.38	\$ 32,484.38
12/15/2047	\$ 1,575,000	\$ 505,000	4.13%	\$ 32,484.38	\$ 537,484.38
6/15/2048	\$ 1,070,000			\$ 22,068.75	\$ 22,068.75
12/15/2048	\$ 1,070,000	\$ 525,000	4.13%	\$ 22,068.75	\$ 547,068.75
6/15/2049	\$ 545,000			\$ 11,240.63	\$ 11,240.63
12/15/2049	\$ 545,000	\$ 545,000	4.13%	\$ 11,240.63	\$ 556,240.63
	\$ 9,800,000			\$ 7,226,895.09	\$ 17,026,895.09

Series 2022-1 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	456,988
TOTAL REVENUES	\$	456,988
EXPENDITURES		
May Bond Interest Payment	\$	179,619
May Bond Principal Payment	\$	100,000
November Bond Interest Payment	\$	177,369
TOTAL EXPENDITURES	\$	456,988
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 12/15/2024	\$	6,685,000
Principal Payment Applied Toward Bonds	\$	100,000
Bonds Outstanding - Period Ending 11/1/2025	\$	6,585,000

**Touchstone Community Development District
Special Assessment Bonds (Senior), Series 2022A-1**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 6,780,000			\$ 169,290	\$ 169,290
11/1/2023	\$ 6,780,000			\$ 182,469	\$ 182,469
5/1/2024	\$ 6,780,000	\$ 95,000	6.000%	\$ 182,469	\$ 277,469
11/1/2024	\$ 6,685,000			\$ 179,619	\$ 179,619
5/1/2025	\$ 6,685,000	\$ 100,000	4.500%	\$ 179,619	\$ 279,619
11/1/2025	\$ 6,585,000			\$ 177,369	\$ 177,369
5/1/2026	\$ 6,585,000	\$ 105,000	4.500%	\$ 177,369	\$ 282,369
11/1/2026	\$ 6,480,000			\$ 175,006	\$ 175,006
5/1/2027	\$ 6,480,000	\$ 110,000	4.500%	\$ 175,006	\$ 285,006
11/1/2027	\$ 6,370,000			\$ 172,531	\$ 172,531
5/1/2028	\$ 6,370,000	\$ 115,000	4.500%	\$ 172,531	\$ 287,531
11/1/2028	\$ 6,255,000			\$ 169,944	\$ 169,944
5/1/2029	\$ 6,255,000	\$ 120,000	4.500%	\$ 169,944	\$ 289,944
11/1/2029	\$ 6,135,000			\$ 167,244	\$ 167,244
5/1/2030	\$ 6,135,000	\$ 130,000	5.375%	\$ 167,244	\$ 297,244
11/1/2030	\$ 6,005,000			\$ 163,750	\$ 163,750
5/1/2031	\$ 6,005,000	\$ 135,000	5.375%	\$ 163,750	\$ 298,750
11/1/2031	\$ 5,870,000			\$ 160,122	\$ 160,122
5/1/2032	\$ 5,870,000	\$ 145,000	5.375%	\$ 160,122	\$ 305,122
11/1/2032	\$ 5,725,000			\$ 156,225	\$ 156,225
5/1/2033	\$ 5,725,000	\$ 150,000	5.375%	\$ 156,225	\$ 306,225
11/1/2033	\$ 5,575,000			\$ 152,194	\$ 152,194
5/1/2034	\$ 5,575,000	\$ 160,000	5.375%	\$ 152,194	\$ 312,194
11/1/2034	\$ 5,415,000			\$ 147,894	\$ 147,894
5/1/2035	\$ 5,415,000	\$ 170,000	5.375%	\$ 147,894	\$ 317,894
11/1/2035	\$ 5,245,000			\$ 143,325	\$ 143,325
5/1/2036	\$ 5,245,000	\$ 175,000	5.375%	\$ 143,325	\$ 318,325
11/1/2036	\$ 5,070,000			\$ 138,622	\$ 138,622
5/1/2037	\$ 5,070,000	\$ 185,000	5.375%	\$ 138,622	\$ 323,622
11/1/2037	\$ 4,885,000			\$ 133,650	\$ 133,650
5/1/2038	\$ 4,885,000	\$ 195,000	5.375%	\$ 133,650	\$ 328,650
11/1/2038	\$ 4,690,000			\$ 128,409	\$ 128,409
5/1/2039	\$ 4,690,000	\$ 210,000	5.375%	\$ 128,409	\$ 338,409
11/1/2039	\$ 4,480,000			\$ 122,766	\$ 122,766
5/1/2040	\$ 4,480,000	\$ 220,000	5.375%	\$ 122,766	\$ 342,766
11/1/2040	\$ 4,260,000			\$ 116,853	\$ 116,853
5/1/2041	\$ 4,260,000	\$ 230,000	5.375%	\$ 116,853	\$ 346,853
11/1/2041	\$ 4,030,000			\$ 110,672	\$ 110,672
5/1/2042	\$ 4,030,000	\$ 245,000	5.375%	\$ 110,672	\$ 355,672
11/1/2042	\$ 3,785,000			\$ 104,088	\$ 104,088
5/1/2043	\$ 3,785,000	\$ 260,000	5.500%	\$ 104,088	\$ 364,088
11/1/2043	\$ 3,525,000			\$ 96,938	\$ 96,938
5/1/2044	\$ 3,525,000	\$ 270,000	5.500%	\$ 96,938	\$ 366,938
11/1/2044	\$ 3,255,000			\$ 89,513	\$ 89,513
5/1/2045	\$ 3,255,000	\$ 285,000	5.500%	\$ 89,513	\$ 374,513
11/1/2045	\$ 2,970,000			\$ 81,675	\$ 81,675
5/1/2046	\$ 2,970,000	\$ 305,000	5.500%	\$ 81,675	\$ 386,675
11/1/2046	\$ 2,665,000			\$ 73,288	\$ 73,288
5/1/2047	\$ 2,665,000	\$ 320,000	5.500%	\$ 73,288	\$ 393,288
11/1/2047	\$ 2,345,000			\$ 64,488	\$ 64,488
5/1/2048	\$ 2,345,000	\$ 340,000	5.500%	\$ 64,488	\$ 404,488
11/1/2048	\$ 2,005,000			\$ 55,138	\$ 55,138
5/1/2049	\$ 2,005,000	\$ 360,000	5.500%	\$ 55,138	\$ 415,138
11/1/2049	\$ 1,645,000			\$ 45,238	\$ 45,238
5/1/2050	\$ 1,645,000	\$ 380,000	5.500%	\$ 45,238	\$ 425,238
11/1/2050	\$ 1,265,000			\$ 34,788	\$ 34,788
5/1/2051	\$ 1,265,000	\$ 400,000	5.500%	\$ 34,788	\$ 434,788
11/1/2051	\$ 865,000			\$ 23,788	\$ 23,788
5/1/2052	\$ 865,000	\$ 420,000	5.500%	\$ 23,788	\$ 443,788
11/1/2052	\$ 445,000			\$ 12,238	\$ 12,238
5/1/2053	\$ 445,000	\$ 445,000	5.500%	\$ 12,238	\$ 457,238
	\$	6,780,000		\$ 7,328,966	\$ 14,108,966

Series 2022-2 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	53,563
TOTAL REVENUES	\$	53,563
EXPENDITURES		
May Bond Interest Payment	\$	21,906
May Bond Principal Payment	\$	10,000
November Bond Interest Payment	\$	21,656
TOTAL EXPENDITURES	\$	53,563
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 12/15/2024	\$	750,000
Principal Payment Applied Toward Bonds	\$	10,000
Bonds Outstanding - Period Ending 11/1/2025	\$	740,000

**Touchstone Community Development District
Special Assessment Bonds (Subordinate), Series 2022A-2**

Period Ending	Oustanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 760,000			\$ 20,556	\$ 20,556
11/1/2023	\$ 760,000			\$ 22,156	\$ 22,156
5/1/2024	\$ 760,000	\$ 10,000	5.000%	\$ 22,156	\$ 32,156
11/1/2024	\$ 750,000			\$ 21,906	\$ 21,906
5/1/2025	\$ 750,000	\$ 10,000	5.000%	\$ 21,906	\$ 31,906
11/1/2025	\$ 740,000			\$ 21,656	\$ 21,656
5/1/2026	\$ 740,000	\$ 10,000	5.000%	\$ 21,656	\$ 31,656
11/1/2026	\$ 730,000			\$ 21,406	\$ 21,406
5/1/2027	\$ 730,000	\$ 10,000	5.000%	\$ 21,406	\$ 31,406
11/1/2027	\$ 720,000			\$ 21,156	\$ 21,156
5/1/2028	\$ 720,000	\$ 10,000	5.000%	\$ 21,156	\$ 31,156
11/1/2028	\$ 710,000			\$ 20,906	\$ 20,906
5/1/2029	\$ 710,000	\$ 15,000	5.000%	\$ 20,906	\$ 35,906
11/1/2029	\$ 695,000			\$ 20,531	\$ 20,531
5/1/2030	\$ 695,000	\$ 15,000	5.750%	\$ 20,531	\$ 35,531
11/1/2030	\$ 680,000			\$ 20,100	\$ 20,100
5/1/2031	\$ 680,000	\$ 15,000	5.750%	\$ 20,100	\$ 35,100
11/1/2031	\$ 665,000			\$ 19,669	\$ 19,669
5/1/2032	\$ 665,000	\$ 15,000	5.750%	\$ 19,669	\$ 34,669
11/1/2032	\$ 650,000			\$ 19,238	\$ 19,238
5/1/2033	\$ 650,000	\$ 15,000	5.750%	\$ 19,238	\$ 34,238
11/1/2033	\$ 635,000			\$ 18,806	\$ 18,806
5/1/2034	\$ 635,000	\$ 15,000	5.750%	\$ 18,806	\$ 33,806
11/1/2034	\$ 620,000			\$ 18,375	\$ 18,375
5/1/2035	\$ 620,000	\$ 20,000	5.750%	\$ 18,375	\$ 38,375
11/1/2035	\$ 600,000			\$ 17,800	\$ 17,800
5/1/2036	\$ 600,000	\$ 20,000	5.750%	\$ 17,800	\$ 37,800
11/1/2036	\$ 580,000			\$ 17,225	\$ 17,225
5/1/2037	\$ 580,000	\$ 20,000	5.750%	\$ 17,225	\$ 37,225
11/1/2037	\$ 560,000			\$ 16,650	\$ 16,650
5/1/2038	\$ 560,000	\$ 20,000	5.750%	\$ 16,650	\$ 36,650
11/1/2038	\$ 540,000			\$ 16,075	\$ 16,075
5/1/2039	\$ 540,000	\$ 25,000	5.750%	\$ 16,075	\$ 41,075
11/1/2039	\$ 515,000			\$ 15,356	\$ 15,356
5/1/2040	\$ 515,000	\$ 25,000	5.750%	\$ 15,356	\$ 40,356
11/1/2040	\$ 490,000			\$ 14,638	\$ 14,638
5/1/2041	\$ 490,000	\$ 25,000	5.750%	\$ 14,638	\$ 39,638
11/1/2041	\$ 465,000			\$ 13,919	\$ 13,919
5/1/2042	\$ 465,000	\$ 25,000	5.750%	\$ 13,919	\$ 38,919
11/1/2042	\$ 440,000			\$ 13,200	\$ 13,200
5/1/2043	\$ 440,000	\$ 30,000	6.000%	\$ 13,200	\$ 43,200
11/1/2043	\$ 410,000			\$ 12,300	\$ 12,300
5/1/2044	\$ 410,000	\$ 30,000	6.000%	\$ 12,300	\$ 42,300
11/1/2044	\$ 380,000			\$ 11,400	\$ 11,400
5/1/2045	\$ 380,000	\$ 35,000	6.000%	\$ 11,400	\$ 46,400
11/1/2045	\$ 345,000			\$ 10,350	\$ 10,350
5/1/2046	\$ 345,000	\$ 35,000	6.000%	\$ 10,350	\$ 45,350
11/1/2046	\$ 310,000			\$ 9,300	\$ 9,300
5/1/2047	\$ 310,000	\$ 35,000	6.000%	\$ 9,300	\$ 44,300
11/1/2047	\$ 275,000			\$ 8,250	\$ 8,250
5/1/2048	\$ 275,000	\$ 40,000	6.000%	\$ 8,250	\$ 48,250
11/1/2048	\$ 235,000			\$ 7,050	\$ 7,050
5/1/2049	\$ 235,000	\$ 40,000	6.000%	\$ 7,050	\$ 47,050
11/1/2049	\$ 195,000			\$ 5,850	\$ 5,850
5/1/2050	\$ 195,000	\$ 45,000	6.000%	\$ 5,850	\$ 50,850
11/1/2050	\$ 150,000			\$ 4,500	\$ 4,500
5/1/2051	\$ 150,000	\$ 45,000	6.000%	\$ 4,500	\$ 49,500
11/1/2051	\$ 105,000			\$ 3,150	\$ 3,150
5/1/2052	\$ 105,000	\$ 50,000	6.000%	\$ 3,150	\$ 53,150
11/1/2052	\$ 55,000			\$ 1,650	\$ 1,650
5/1/2053	\$ 55,000	\$ 55,000	6.000%	\$ 1,650	\$ 56,650
	\$	760,000		\$ 909,694	\$ 1,669,694

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Touchstone

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION														
Assessment Area One														
Product	Units	O&M Assessment			Debt Service Series 2018			Debt Service Series 2022			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	
Townhome	162	\$ 514.67	\$ 514.67	\$ -	\$ 468.34	\$ 468.34	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 1,516.05	\$ 1,516.05	\$ -	
SF 35'	93	\$ 1,000.74	\$ 1,000.74	\$ -	\$ 910.65	\$ 910.65	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,444.43	\$ 2,444.43	\$ -	
SF 40'	124	\$ 1,143.70	\$ 1,143.70	\$ -	\$ 1,040.75	\$ 1,040.75	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,717.49	\$ 2,717.49	\$ -	
SF 50'	51	\$ 1,429.63	\$ 1,429.63	\$ -	\$ 1,300.93	\$ 1,300.93	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 3,263.60	\$ 3,263.60	\$ -	
	430													
Assessment Area Two														
Product	Units	O&M Assessment			Debt Service Series 2019			Debt Service Series 2022			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	
Townhome	50	\$ 514.67	\$ 514.67	\$ -	\$ 468.39	\$ 468.39	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 1,516.10	\$ 1,516.10	\$ -	
SF 35'	208	\$ 1,000.74	\$ 1,000.74	\$ -	\$ 910.76	\$ 910.76	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,444.54	\$ 2,444.54	\$ -	
SF 40'	221	\$ 1,143.70	\$ 1,143.70	\$ -	\$ 1,040.87	\$ 1,040.87	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,717.61	\$ 2,717.61	\$ -	
SF 50'	125	\$ 1,429.63	\$ 1,429.63	\$ -	\$ 1,301.08	\$ 1,301.08	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 3,263.75	\$ 3,263.75	\$ -	
	604													

Fourth Order of Business

4B

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

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

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

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

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

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

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

Passed and Adopted on August 12, 2025.

Attested By:

**Touchstone Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fifth Order of Business

5Bi

RESOLUTION 2025-07

**A RESOLUTION OF THE TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Touchstone Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2025.

ATTEST:

**TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Alba Sanchez
Secretary

Anson Angail
Chairperson

EXHIBIT “A”

Notice of Meetings Touchstone Community Development District

The Board of Supervisors of the Touchstone Community Development District will hold their meetings for Fiscal Year 2026 at 8:00 a.m. at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, Florida 333619 on the second Tuesday of each month as follows, with the exception as noted:

October 14, 2025
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026 (Budget Workshop)
April 14, 2026
May 12, 2026 (Approved Tentative Budget)
June 9, 2026
July 14, 2026
August 11, 2026 (Budget Public Hearing)
September 8, 2026

5Bii



Memorandum

To: Board of Supervisors

From: District Management

Date: August 12, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Touchstone Community Development District (“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 twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-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 twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District 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 District 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 or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: 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 inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one 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. *(or other deadline, as appropriate)*

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 the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Touchstone Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Touchstone Community Development District

5Di.



TOUCHSTONE CDD

Field Inspection - July 2025

Thursday, July 31, 2025

Prepared For Touchstone CDD Board Of Supervisors

20 Items Identified



ITEM 1

Assigned To: Steadfast

Please straighten the leaning Holly tree along S 78th St.



ITEM 2

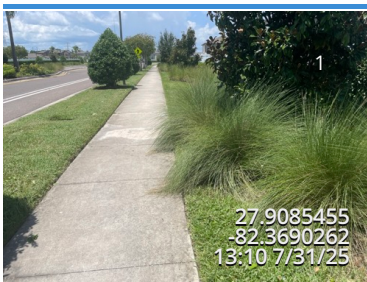
Assigned To: Steadfast

The Agapanthus near the S 78th St entrance are showing signs of sun scorch, the damaged portions will be trimmed in the fall.

ITEM 3

Assigned To: Steadfast

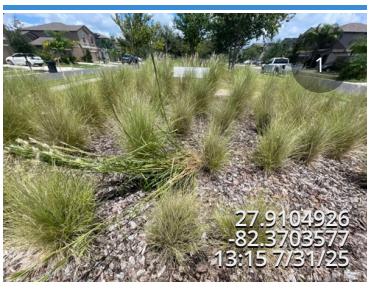
The new Blue Daze are growing great in the annual beds and all other landscaping in the area is well maintained.



ITEM 4

Assigned To: Steadfast

Please be sure to trim the Muhly grass away from the sidewalks.



ITEM 5

Assigned To: Steadfast

Please remove the traveler from the Muhly grass at the first Wild Senna Blvd median.



ITEM 6

Assigned To: Steadfast

Landscaping enhancements have been approved for the islands on Wild Senna Blvd and are scheduled to be completed by the end of next week.



ITEM 7

Assigned To: Steadfast

The conservation area has been trimmed back along Globe Thistle Dr.



ITEM 8

Assigned To: Steadfast

The bank of the pond behind Daisy Bloom Pl needs to be mowed.



ITEM 9

Assigned To: Steadfast

The landscaping at the west monument is overgrown and needs to be trimmed.



ITEM 10

Assigned To: Steadfast

Any dead trees needing to be flush cut and removed will be out by the end of next week.



ITEM 11

Assigned To: Hillsborough County

A leak was repaired at the corner of Camden Field Pkwy and Wild Senna Blvd, the sidewalk slab is being replaced.

ITEM 12

Assigned To: Steadfast

The fence along the TECO easement has been mowed, some debris still needs to be removed. Another quote for the fence replacement is being collected.



ITEM 13

Assigned To: Steadfast

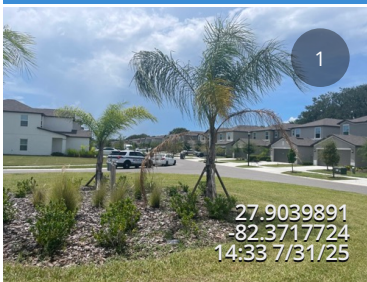
The grass at the Norman Oak Pl pocket park is overgrown due to rain delays. Crews are on site today to address the area.



ITEM 14

Assigned To: Sitex

Trash and weeds are still prevalent in ponds 8 and 9.



ITEM 15

Assigned To: Steadfast

Please trim the dead fronds off of one of the palms in the Spring Snowflake island.



ITEM 16

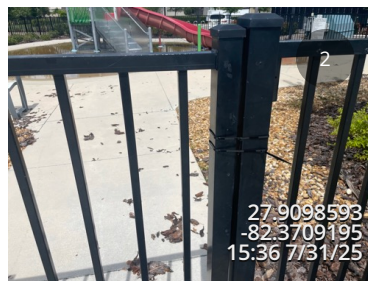
Assigned To: Steadfast

The grass at the field by the clubhouse is overgrown due to rain delays. Crews are on site mowing today.

ITEM 17

Assigned To: Folio

The splash pad is down and the gate is zip tied shut. Update requested.





ITEM 18

Assigned To: Steadfast

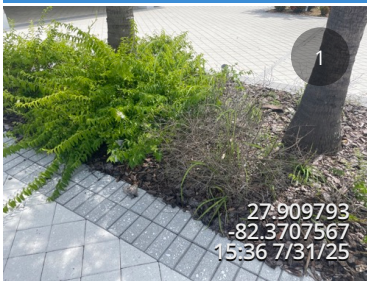
One of the newly planted shrubs by the parking lot has died and needs a warranty replacement.



ITEM 19

Assigned To: Steadfast

The Firebush by the pool equipment is almost dead, likely from chlorine being spilled or drained in the area. Please prune back to promote new growth.



ITEM 20

Assigned To: Steadfast

Please remove the dead Jasmine from around the pool.

Sixth Order of Business

6D.



Quarterly Compliance Audit Report

Touchstone CDD

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

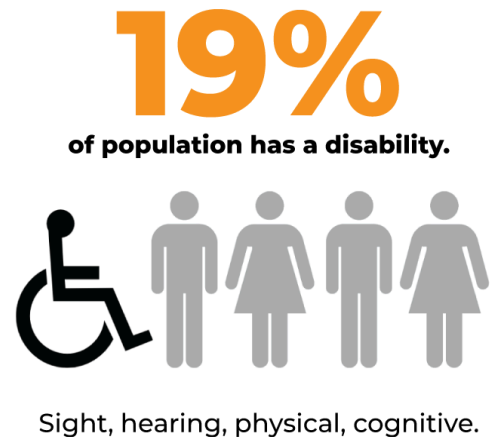
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

6E.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
7/18/2025	1272

Name / Address
Touchstone CDD C/O Inframark 2654 Cypress Ridge Blvd Ste 101 Wesley Chapel, Fl. 33544

			Project
Description	Qty	Rate	Total
Tear Out and Haul away includes taking out existing Concrete Approx. 880 Ft.		4,200.00	4,200.00
Install Approx 880ft		27,800.00	27,800.00
11.5 Gauge black wire chain link fencing 1 7/8 Posts Commercial black 1 5/8 Toprail Commercial black New concrete on every Post			
2 year Warranty on workmanship. Any workmanship issues with your fence, give us a call and we will come fix it.		0.00	0.00
Payment terms are 60% before work is started. 40% when Completed. Once approved an invoice for 50% will be sent for processing. Once received, we will schedule and begin work.			
Client Signature		Total	\$32,000.00

Seventh Order of Business

7A

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Page 77

The regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, July 8, 2025, at 8:00 am at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, FL 33619.

Present and constituting a quorum were:

Anson Angail	Chairperson
Gregory Elliot	Vice Chairperson
Timothy Fisher	Assistant Secretary (<i>viafish</i>)
Kelly Hanlon	Assistant Secretary
Corliss Ball	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Clay Wright	Field Manager
Jerry Elmore	Folio Manager
Chris Shelton	On-Site Manager

The following is a summary of the discussions and actions taken.

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

Ms. Sanchez called the meeting to order, established a quorum.

SECOND ORDER OF BUSINESS **Public Comments**

- Trooper Fields, a Florida Highway Patrol (FHP) officer, attended in person to meet and greet with the Board of Supervisors and residents present.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Steadfast Contractors Alliance Proposal – Removal of Overgrown Vegetation

On MOTION, by Mr. Angail, seconded by Mr. Hanlon, with all in favor, Steadfast Alliance Contractors Alliance Proposal for the removal of overgrown vegetation in the total amount of \$2,675.00, was approved.
(5-0)

B. Consideration of Inframark Maintenance Proposals

i. Chain Link Fence Removal near TECO Easement

- This item was tabled until additional proposals are obtained.

H. General Matters of the District

- Discussion on pool repair ensued.

On MOTION, by Mr. Elliot, seconded by Mr. Angail, with all in favor, estimate #283726 for treatment of algae, and diagnostic of the pool pump vacuum, in the total amount of \$1,250.00 from America's Swimming Pool Company was approved. (5-0)

On MOTION, by Mr. Elliot, seconded by Mr. Angail, with all in favor, estimate #283745 to proceed with the pump replacement in the total amount of \$3,870.49 was approved. (5-0)

On MOTION, by Mr. Hanlon, seconded by Mr. Fisher, with all in favor, a monthly contract not to exceed \$2,500 for a pool vendor contract was approved. (5-0)

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of June 10, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for May 2025

C. Acceptance of the Financial Report as of May 31, 2025

On MOTION by Mr. Hanlon seconded by Mr. Angail, with all in favor, the Consent Agenda items (A-C) were approved. (5-0)

- The Board of Supervisors agreed to receive financials on the 20th of the month moving forward.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Broadus reminded the Board of the ethics training due by December 31, 2025.

B. District Manager

Ms. Sanchez provided folio management with a list of the reserve study replacement plan items for quotes.

C. District Engineer

There being no report, the next order of business followed.

D. Field Manager Report

i. Field Inspection

Mr. Wright read the field inspection report into the record.

On MOTION by Mr. Angail seconded by Mr. Elliot, with all in favor, for SCA 1939 for the total amount of \$16,390.00, was approved. (5-0)

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

- Mr. Angail to work with the HOA to replace the security company with Florida Highway Patrol (FHP) in January 2026.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Angail seconded by Ms. Ball, with all in favor, the meeting adjourned at 10:00 a.m. (5-0)
--

Alba Sanchez
District Manager

Anson Angail
Chairperson

7B.

TOUCHSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
COMPLETE I.T.	6/1/2025	16692	\$101.70	\$101.70	email per month services
COMPLETE I.T.	5/1/2025	16400	\$103.23	\$103.23	monthly due
INFRAMARK LLC	6/1/2025	150813	\$833.33		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150813	\$3,862.50		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150813	\$772.50		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150813	\$125.00	\$5,593.33	MANAGEMENT FEE
INFRAMARK LLC	6/17/2025	151877	\$2.76	\$2.76	postage
JNJ CLEANING SERVICES	6/23/2025	0572	\$1,715.00	\$1,715.00	AMENITY CLEANING
STEADFAST CONTRACTORS ALLIANCE	6/1/2025	SA-12469	\$18,698.00	\$18,698.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$26,214.02	\$26,214.02	
Utilities					
BOCC ACH	6/10/2025	061025-5608-ACH	\$1,475.25	\$1,475.25	WATER
CITY OF TAMPA UTILITIES ACH	6/3/2025	060325-8519-ACH	\$753.53	\$753.53	WATER
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-9474-ACH	\$326.25	\$326.25	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-1554-ACH	\$1,186.35	\$1,186.35	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-0846-ACH	\$1,421.39	\$1,421.39	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-7385-ACH	\$7,701.76	\$7,701.76	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-2751-ACH	\$1,308.35	\$1,308.35	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-9768-ACH	\$20.68	\$20.68	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-7573-ACH	\$832.59	\$832.59	ELECTRIC
Utilities Subtotal			\$15,026.15	\$15,026.15	
Regular Services					
ADMIRAL FURNITURE, LLC	5/20/2025	A-52378-00003561	\$2,439.25	\$2,439.25	50% down laounge chairs
ANSON THOMAS ANGAIL	6/10/2025	AA-061025	\$200.00	\$200.00	BOARD 6/10/25
BUSINESS OBSERVER	6/3/2025	060325-	\$107.19	\$107.19	business observer

TOUCHSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
GREGORY L. ELLIOT	6/10/2025	GE-061025	\$200.00	\$200.00	BOARD 6/10/25
HEDRICK AIR, LLC	6/4/2025	15191	\$220.00	\$220.00	Ac COMPRESSOR
KELLY O HANLON JR.	6/10/2025	KH-061025	\$200.00	\$200.00	BOARD 6/10/25
LANDMARK ENGINEERING &	6/15/2025	2170033-30	\$550.00	\$550.00	DISTRICT ENGINEER
PHANTOM FITNESS SERVICES	5/29/2025	INV05292025-T	\$141.38	\$141.38	maint for the month
REPCO L&O PEST CONTROL	6/9/2025	221196	\$120.00	\$120.00	QUARTERLY PEST SERVICES
SITEX AQUATICS	6/1/2025	10058-B	\$1,150.00	\$1,150.00	WATERWAY
STEADFAST CONTRACTORS ALLIANCE	5/23/2025	SA-12317	\$387.50	\$387.50	LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	6/20/2025	26733	\$1,520.00	\$1,520.00	PROFESSIONAL SERVICES
TIMOTHY FISHER	6/10/2025	TF-061025	\$200.00	\$200.00	BOARD 6/10/25
Regular Services Subtotal			\$7,435.32	\$7,435.32	
Additional Services					
TOUCHSTONE CDD	3/10/2025	03102025 - 716	\$1,336.41		SERIES 2018 FY 25 TAX DIST ID 716
TOUCHSTONE CDD	3/10/2025	03102025 - 716	\$2,273.35		SERIES 2019 FY 25 TAX DIST ID 716
TOUCHSTONE CDD	3/10/2025	03102025 - 716	\$2,069.26	\$5,679.02	SERIES 2022 FY 25 TAX DIST ID 716
Additional Services Subtotal			\$5,679.02	\$5,679.02	
TOTAL			\$54,354.51	\$54,354.51	

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Touchstone CDD
 11555 Heron Bay Boulevard
 Coral Springs, FL, United States 33076

Invoice #	16692
Invoice Date	06-01-25
Balance Due	\$101.70

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Price is per email per month. Powered by Google Gmail & Google Vault. One email will be added in addition to the total number of board email seats; required for Google Vault admin. <ul style="list-style-type: none"> • Seat 1 • Seat 2 • Seat 3 • Seat 4 • Seat 5 • eDiscovery Admin Email for Auditing • Includes 1 password reset per year 	\$16.95	6.0	\$101.70

Subtotal	\$101.70
Tax	\$0.00
Invoice Total	\$101.70
Payments	\$0.00
Credits	\$0.00
Balance Due	\$101.70

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Touchstone CDD
 11555 Heron Bay Boulevard
 Coral Springs, FL, United States 33076

Invoice #	16400
Invoice Date	05-01-25
Balance Due	\$103.23

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Price is per email per month. Powered by Google Gmail & Google Vault. One email will be added in addition to the total number of board email seats; required for Google Vault admin. <ul style="list-style-type: none"> • Seat 1 • Seat 2 • Seat 3 • Seat 4 • Seat 5 • eDiscovery Admin Email for Auditing • Includes 1 password reset per year 	\$16.95	6.0	\$101.70
Late Fee	Late Fee	\$1.53	1.0	\$1.53

Subtotal	\$103.23
Tax	\$0.00
Invoice Total	\$103.23
Payments	\$0.00
Credits	\$0.00
Balance Due	\$103.23



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150813

CUSTOMER ID

C2317

PO#**DATE**

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

BILL TO

Touchstone CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	3,862.50		3,862.50
Accounting Services	1	Ea	772.50		772.50
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,593.33

Subtotal

\$5,593.33

Tax

\$0.00

Total Due

\$5,593.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
151877
CUSTOMER ID
C2317
PO#

DATE
6/17/2025
NET TERMS
Net 30
DUE DATE
7/17/2025

BILL TO
Touchstone CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					2.76

Subtotal	\$2.76
Tax	\$0.00
Total Due	\$2.76

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Agenda Page 8

INVOICE

JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0572
Invoice Date: Jun 23, 2025
Due Date: Jul 1, 2025



\$1,715.00 USD
AMOUNT DUE

BILL TO
c/o Inframark, LLC
Touchstone CDD
2005 Pan Am Circle, Suite 300, TAMPA, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$1,715.00	\$1,715.00
		Subtotal	\$1,715.00
		TOTAL	\$1,715.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - June 2025



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Agenda Page 90

Invoice

Date	Invoice #
6/1/2025	SA-12469

Please make all Checks payable to:
Steadfast Alliance

Bill To
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Ship To
SM1028 4223 Globe Thistle Drive Tampa, FL 33619 USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD Landscape Mai...
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance Services @ Touchstone CDD		10,266.67		10,266.67
1	Water Management		997.25		997.25
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		700.00		700.00
	Addendum# 1 from November 2021 approved by G. Roberts.				0.00
1	Core Landscape Maintenance		1,073.33		1,073.33
1	Water Management		202.75		202.75
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		150.00		150.00
	Addendum# 2 from January 2022 approved by G. Roberts.				0.00
1	Core Landscape Maintenance		630.00		630.00
1	Water Management		30.00		30.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		75.00		75.00
	Addendum# 3 from December 2022 approved by G. Roberts.				0.00
1	Core Landscape Maintenance		769.00		769.00
1	Water Management		100.00		100.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		183.00		183.00
	Addendum #4 from August 2023 approved by G. Roberts.				0.00
1	Core Landscape Maintenance		1,430.00		1,430.00
1	Water Management		50.00		50.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total
Payments/Credits
Balance Due



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025

S-Page 1 of 4

Summary of Account Charges

Previous Balance	\$1,107.35
Net Payments - Thank You	\$-1,107.35
Total Account Charges	\$1,475.25
AMOUNT DUE	\$1,475.25

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1081055608



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

678 0

DUE DATE

07/01/2025

**Auto Pay Scheduled
DO NOT PAY**



0010810556083 00001475250



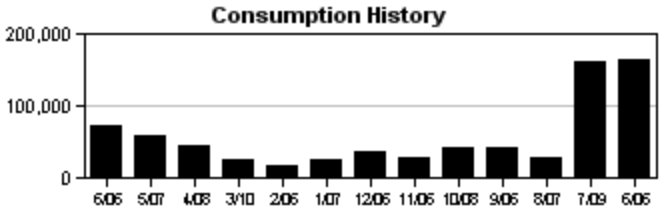
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025
Service Address: 4205 WILD SENNA BLVD-AMENITY			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
18070620	05/07/2025	6769	06/06/2025	6865	9600 CU FT	ACTUAL	SEWER
61051083	05/07/2025	282466	06/10/2025	287257	479100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$468.22
Reclaimed Water Charge	\$110.39
Total Service Address Charges	\$635.24



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025
Service Address: 7347 SPRING SNOWFLAKE AVE - RECLAIMED IRRI			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702101240	05/12/2025	218233	06/09/2025	222690	4457 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.70
Total Service Address Charges	\$6.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025
Service Address: 7205 SPRING SNOWFLAKE AVE - RECLAIMED IRRI			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702098334	05/12/2025	202283	06/08/2025	207324	5041 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.80
Total Service Address Charges	\$6.80



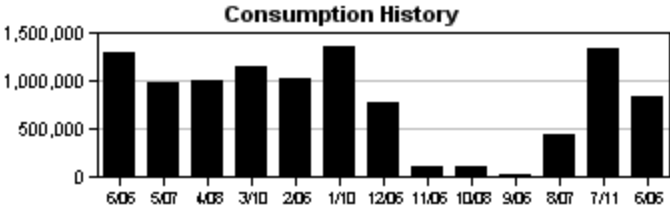
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025
Service Address: 7651 CAMDEN FIELD PKWY			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61024546	05/07/2025	473796	06/06/2025	486711	1291500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$803.29
Total Service Address Charges	\$803.29





Hillsborough
County Florida

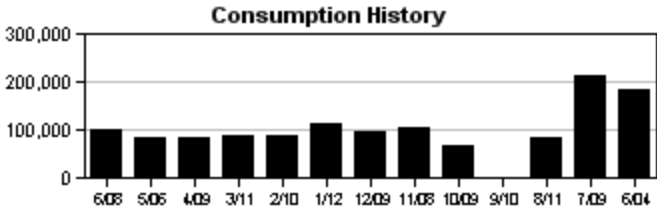
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	06/10/2025	07/01/2025

Service Address: 4703 NORMAN OAK PL - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702140022	05/06/2025	2061469	06/08/2025	2163090	101621 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$23.22
Total Service Address Charges	\$23.22





City of Tampa Utilities
P.O. Box 30191
Tampa, FL 33630-3191

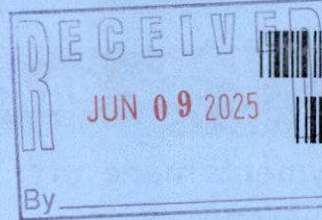
Amount Now Due

\$753.53

Make Check Payable:
City of Tampa Utilities

Your Account Number

2338519



Agenda Page 96

BILL DATE: 06/03/2025

PAY NEW CHARGES BY: AUTO PAY



818
TOUCHSTONE CDD
C/O TOUCHSTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

00002338519 0000075353

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT.



TOUCHSTONE CDD
C/O TOUCHSTONE CDD
2005 PAN- AM CIR STE 300
TAMPA FL 33607

BILL DATE: 06/03/2025

Service For:

TOUCHSTONE CDD
4205 WILD SENNA BLVD

SERVICE TO: 05/28/2025

Amount Now Due
\$753.53

Your Account Number
2338519

Water Customer Class
COMMERCIAL

Water Usage History	
Months	Gallons (1000's)
JUN	65
MAY	51
APR	30
MAR	27
FEB	20
JAN	22
DEC	2
NOV	61
OCT	41
SEP	40
AUG	76
JUL	146
JUN	176

Meter Number		Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
		Current	Previous			
18070620	WATER	6824	6737	30	87	65
LAST BILLING						860.17
LESS PAYMENTS						860.17CR
WATER BASE CHARGE 1"						21.87
WATER TIER 1 CHARGE				1 Meter @ 25.0 @	4.88	122.00
WATER TIER 2 CHARGE				25.0 @	8.21	205.25
WATER TIER 3 CHARGE				37.0 @	10.93	404.41
TBW PASS-THROUGH				87.0 @	0.00	0.00
WATER SUBTOTAL						753.53

See Reverse Side for
additional information

Pay This Amount

\$753.53

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 06-17-2025

PAGE 1 OF 1

Pay online tampagov.net/COTU or by phone at (813) 274-8811.

PAYMENT OPTIONS

Payments made after 7pm will post the next business day.

Pay Online: Visit tampa.gov/COTU to pay by credit or debit card. MasterCard, Visa, American Express and Discover accepted.

Set Up AutoPay: Sign up online at tampa.gov/COTUAutopay (or contact the Call Center) to have payments automatically deducted from your checking or savings account.

By Mail: Use the pre-addressed envelope included with the bill. Remember to include your entire utility account number and service address on all checks and money orders.

By Phone: Call (813) 274-8811 to pay by credit or debit card. MasterCard, Visa, American Express and Discover accepted.

In Person: Pay in person at one of the businesses listed below:

- **Amscot, all locations:** This venue accepts cash only payments.
- **Westshore Pharmacy, 3206 S. Westshore Boulevard:** Only use to pay bills that are current.

START/STOP SERVICES

To start or discontinue Water, Wastewater, Reclaimed Water or Solid Waste services, please contact the Utilities Call Center or visit us at tampa.gov/COTU to fill out a change of service form.



WATER USE RESTRICTIONS

Water use restrictions may change seasonally due to water supply conditions. For a recorded summary of the current water use restrictions call the Water Use Restrictions Hotline or visit us at tampa.gov/WaterRestrictions.



SOLID WASTE COLLECTION

For days of service, holiday schedules, missed pickup or special services, please contact the Utilities Call Center or visit us at tampa.gov/SolidWaste.



METER READING

Water meters are read on a monthly basis.

CONTACT US

Utilities Call Center	(813) 274-8811
8am - 5pm, Monday-Friday	Fax: (813) 274-8430

Water Emergency (24/7)	(813) 274-8811
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Wastewater Emergency (24/7)	(813) 898-1420
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Water Use Restrictions Hotline	(813) 274-8032
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Stay Safe

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Sign up to receive important information and emergency notifications (including changes to your service) on your cell phone, email or landline phone.

Sign up for Alert Tampa online at tampa.gov/AlertTampa.

Your Charges Explained

.....

Amount Now Due: This month's charges are now due and will become delinquent the day after the due date listed on the bill. Bills with an unpaid balance from the previous month are delinquent and subject to late fees and service discontinuance. To request a payment arrangement, contact the Utilities Call Center.

CCF: One hundred cubic feet or 748 gallons. Water and wastewater charges are based on units of usage metered in hundreds of cubic feet (CCF).

Reclaimed Water Charge: Charges associated with reclaimed water use. Reclaimed water is not subject to water use restrictions.

Solid Waste Charges: Charges associated with collection and disposal of residential or commercial solid waste.

TBW Pass-Through: Charge associated with the purchase of water from Tampa Bay Water. The City of Tampa purchases water from Tampa Bay Water during times when the City's water supply needs to be supplemented.

Utility Tax: Ten percent (10%) of all drinking and reclaimed water charges. Proceeds are used for City of Tampa capital improvements and other public purposes.

Water Tier Charge: Charges associated with drinking water production and distribution. All water customers are subject to a tiered-rate structure. For details on what tier rates apply to your account contact the Utilities Call Center or go to tampa.gov/WaterRates.

Wastewater Charge: Charges associated with collecting, pumping and treating wastewater.

Water - Wastewater Base Charge: Charges that cover fixed costs during times of low water usage.



TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT
0 S 78TH ST TOWER DAIRY PH7
TAMPA, FL 33619

Statement Date: June 06, 2025
Agenda Page 98

Amount Due: \$326.25

Due Date: June 27, 2025
Account #: 221008369474

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$325.84
Payment(s) Received Since Last Statement	-\$325.84

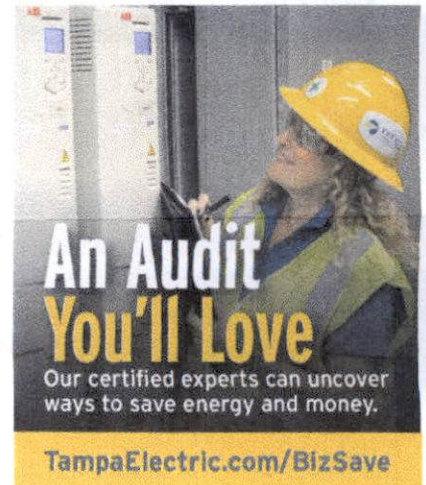
Current Month's Charges	\$326.25
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Amount Due by June 27, 2025 \$326.25

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008369474

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$326.25

Payment Amount: \$ _____

630396775208

Your account will be
drafted on June 27, 2025

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
O S 78TH ST TOWER DAIRY PH7
TAMPA, FL 33619

Agenda Page 99

Account #: 221008369474
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03363/kWh	\$4.47
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.29

Lighting Charges

\$326.25
Total Current Month's Charges
\$326.25

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT
S 78TH ST AND CAMDEN FIELD PKWY PH4
TAMPA, FL 33619

Statement Date: June 06, 2025

Agenda Page 100

Amount Due: \$1,186.35

Due Date: June 27, 2025

Account #: 221008101554

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$1,184.57

Payment(s) Received Since Last Statement -\$1,184.57

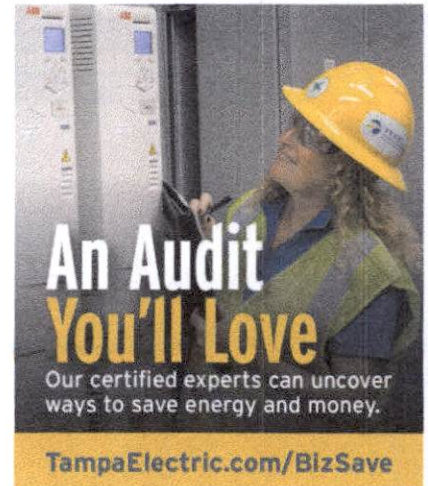
Current Month's Charges \$1,186.35

Amount Due by June 27, 2025 \$1,186.35

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008101554

Due Date: June 27, 2025

Amount Due: \$1,186.35

Payment Amount: \$ _____

648915224936

Your account will be
drafted on June 27, 2025

00003800 FTECO106072504092410 00000 03 00000000 18381 002

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
S 78TH ST AND CAMDEN FIELD PKWY PH4
TAMPA, FL 33619

Agenda Page 101

Account #: 221008101554
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	532 kWh @ \$0.03412/kWh	\$18.15
Fixture & Maintenance Charge	28 Fixtures	\$465.08
Lighting Pole / Wire	28 Poles	\$598.08
Lighting Fuel Charge	532 kWh @ \$0.03363/kWh	\$17.89
Storm Protection Charge	532 kWh @ \$0.00559/kWh	\$2.97
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.17
Franchise Fee		\$72.71
Municipal Public Service Tax		\$3.53

Lighting Charges

\$1,186.35

Total Current Month's Charges

\$1,186.35

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT
TOUCHSTONE COMMUNITY DEVELOPMENT DI
4281 S 78TH ST, CLB HSE
TAMPA, FL 33619-6961

Statement Date: June 06, 2025
Agenda Page 102

Amount Due: \$1,421.39

Due Date: June 27, 2025
Account #: 211027180846

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$1,274.09
Payment(s) Received Since Last Statement	-\$1,274.09

Current Month's Charges	\$1,421.39
-------------------------	------------

Amount Due by June 27, 2025 \$1,421.39

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **11.93% lower** than the same period last year.

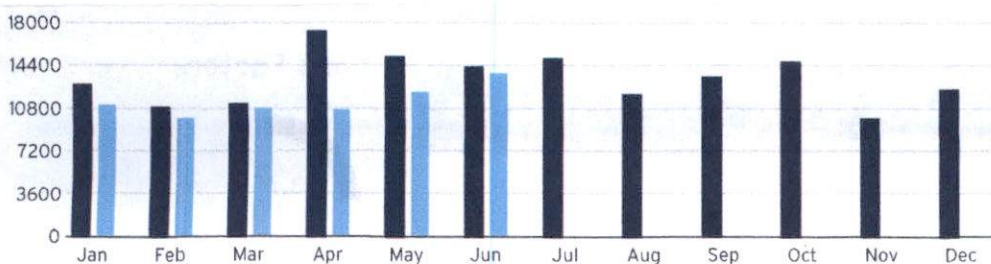


Your peak billing demand was **26.32% lower** than the same period last year.

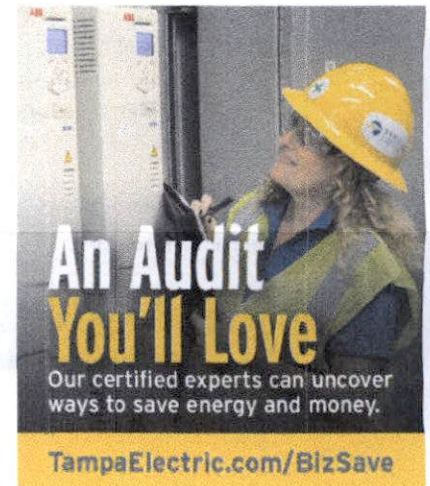


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211027180846

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,421.39

Payment Amount: \$ _____

609409189547

Your account will be
drafted on June 27, 2025

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
TOUCHSTONE COMMUNITY DEVELOPMENT DI
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
4281 S 78TH ST
CLB HSE, TAMPA, FL 33619-6961

Agenda Page 103

Account #: 211027180846
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000756145	06/02/2025	1,507	87,816	13,691 kWh	1	32 Days
1000756145	06/02/2025	28.21	0	28.21 kW	1	32 Days

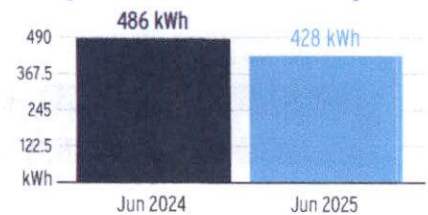
Charge Details



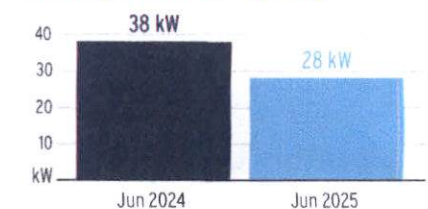
Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	28 kW @ \$18.07000/kW	\$505.96
Energy Charge	13,691 kWh @ \$0.00773/kWh	\$105.83
Fuel Charge	13,691 kWh @ \$0.03391/kWh	\$464.26
Capacity Charge	28 kW @ \$0.30000/kW	\$8.40
Storm Protection Charge	28 kW @ \$2.08000/kW	\$58.24
Energy Conservation Charge	28 kW @ \$0.93000/kW	\$26.04
Environmental Cost Recovery	13,691 kWh @ \$0.00068/kWh	\$9.31
Clean Energy Transition Mechanism	28 kW @ \$1.15000/kW	\$32.20
Storm Surcharge	13,691 kWh @ \$0.01035/kWh	\$141.70
Florida Gross Receipt Tax		\$35.53
Electric Service Cost		\$1,421.39

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Total Current Month's Charges

\$1,421.39

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT
4299 S 78TH ST
TAMPA, FL 33619-6961

Statement Date: June 06, 2025

Agenda Page 104

Amount Due: \$7,701.76

Due Date: June 27, 2025

Account #: 221007137385

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Previous Amount Due	\$7,688.05
Payment(s) Received Since Last Statement	-\$7,688.05
Current Month's Charges	\$7,701.76

Amount Due by June 27, 2025 \$7,701.76

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

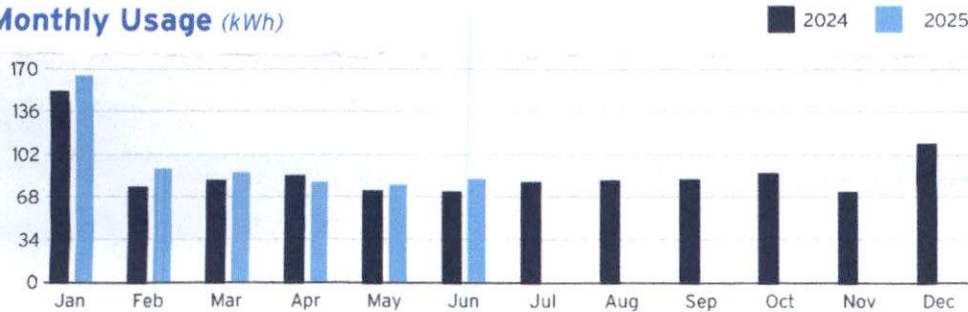
Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007137385

Due Date: June 27, 2025

Amount Due: \$7,701.76

Payment Amount: \$ _____

693358387657

Your account will be
drafted on June 27, 2025

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
4299 S 78TH ST
TAMPA, FL 33619-6961

Agenda Page 105

Account #: 221007137385
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

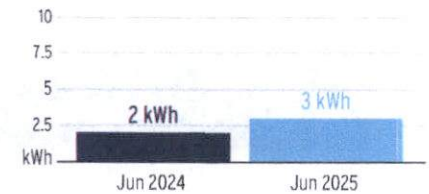
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000708574	06/02/2025	4,306	4,224	82 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	82 kWh @ \$0.08641/kWh	\$7.09
Fuel Charge	82 kWh @ \$0.03391/kWh	\$2.78
Storm Protection Charge	82 kWh @ \$0.00577/kWh	\$0.47
Clean Energy Transition Mechanism	82 kWh @ \$0.00418/kWh	\$0.34
Storm Surcharge	82 kWh @ \$0.02121/kWh	\$1.74
Florida Gross Receipt Tax		\$0.84
Electric Service Cost		\$33.42

Avg kWh Used Per Day



Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909

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Service For:
4299 S 78TH ST
TAMPA, FL 33619-6961

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	3653 kWh @ \$0.03412/kWh	\$124.64
Fixture & Maintenance Charge	174 Fixtures	\$3092.31
Lighting Pole / Wire	174 Poles	\$4253.56
Lighting Fuel Charge	3653 kWh @ \$0.03363/kWh	\$122.85
Storm Protection Charge	3653 kWh @ \$0.00559/kWh	\$20.42
Clean Energy Transition Mechanism	3653 kWh @ \$0.00043/kWh	\$1.57
Storm Surcharge	3653 kWh @ \$0.01230/kWh	\$44.93
Florida Gross Receipt Tax		\$8.06

Lighting Charges

\$7,668.34

Total Current Month's Charges

\$7,701.76



Service For:
4299 S 78TH ST
TAMPA, FL 33619-6961

Agenda Page 107

Account #: 221007137385
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Important Messages



TOUCHSTONE CDD
78TH ST S TOWER DAIRY PH 5
TAMPA, FL 33619

Statement Date: June 06, 2025
Agenda Page 108

Amount Due: \$1,308.35

Due Date: June 27, 2025

Account #: 221008192751

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$1,306.39

Payment(s) Received Since Last Statement -\$1,306.39

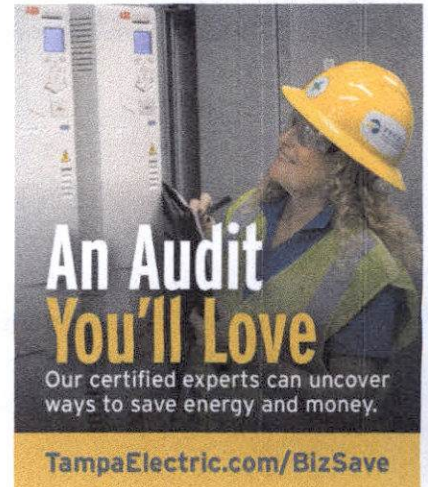
Current Month's Charges \$1,308.35

Amount Due by June 27, 2025 \$1,308.35

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008192751

Due Date: June 27, 2025

Amount Due: \$1,308.35

Payment Amount: \$ _____

648915225086

Your account will be
drafted on June 27, 2025

00003975 FTECO106072504092410 00000 03 00000000 18556 004

TOUCHSTONE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
78TH ST S TOWER DAIRY PH 5
TAMPA, FL 33619

Agenda Page 109

Account #: 221008192751
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	627 kWh @ \$0.03412/kWh	\$21.39
Fixture & Maintenance Charge	33 Fixtures	\$548.13
Lighting Pole / Wire	33 Poles	\$704.88
Lighting Fuel Charge	627 kWh @ \$0.03363/kWh	\$21.09
Storm Protection Charge	627 kWh @ \$0.00559/kWh	\$3.50
Clean Energy Transition Mechanism	627 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	627 kWh @ \$0.01230/kWh	\$7.71
Florida Gross Receipt Tax		\$1.38

Lighting Charges **\$1,308.35**

Total Current Month's Charges

\$1,308.35

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT
TOUCHSTONE COMMUNITY DEVELOPMENT DI
7011 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

Statement Date: June 06, 2025
Agenda Page 110

Amount Due: \$20.68

Due Date: June 27, 2025
Account #: 211023749768

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

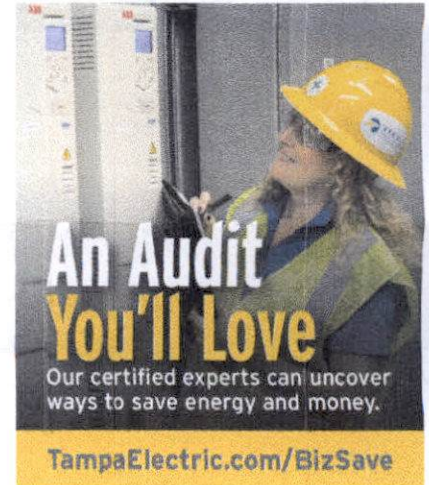
Previous Amount Due	\$19.38
Payment(s) Received Since Last Statement	-\$19.38
Current Month's Charges	\$20.68

Amount Due by June 27, 2025 \$20.68

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211023749768

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$20.68

Payment Amount: \$ _____

621754831543

Your account will be
drafted on June 27, 2025

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
TOUCHSTONE COMMUNITY DEVELOPMENT DI
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
7011 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

Agenda Page 111

Account #: 211023749768
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

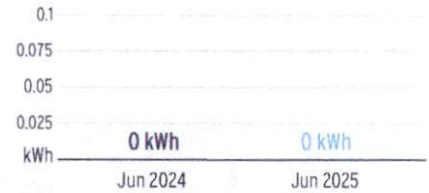
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000921015	06/02/2025	0		0		0 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16	
Florida Gross Receipt Tax		\$0.52	
Electric Service Cost		\$20.68	

Avg kWh Used Per Day


Total Current Month's Charges
\$20.68

Important Messages

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	

Contact Us

Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
---	---

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TOUCHSTONE CDD
78TH ST S TOWER DAIRY PH6
TAMPA, FL 33619

Statement Date: June 06, 2025
Agenda Page 112

Amount Due: \$832.59

Due Date: June 27, 2025

Account #: 221008637573

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$831.35

Payment(s) Received Since Last Statement -\$831.35

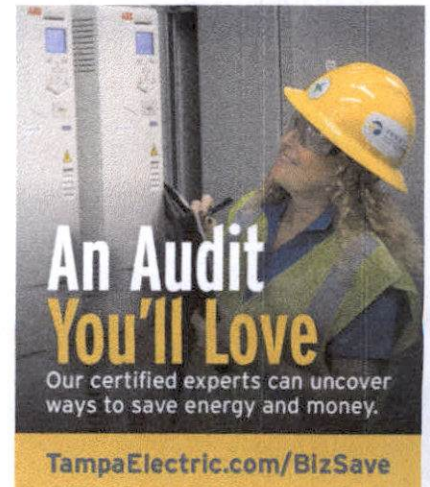
Current Month's Charges \$832.59

Amount Due by June 27, 2025 \$832.59

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008637573

Due Date: June 27, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$832.59

Payment Amount: \$ _____

690890316183

Your account will be
drafted on June 27, 2025

TOUCHSTONE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
78TH ST S TOWER DAIRY PH6
TAMPA, FL 33619

Agenda Page 113

Account #: 221008637573
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	399 kWh @ \$0.03412/kWh	\$13.61
Fixture & Maintenance Charge	21 Fixtures	\$348.81
Lighting Pole / Wire	21 Poles	\$448.56
Lighting Fuel Charge	399 kWh @ \$0.03363/kWh	\$13.42
Storm Protection Charge	399 kWh @ \$0.00559/kWh	\$2.23
Clean Energy Transition Mechanism	399 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	399 kWh @ \$0.01230/kWh	\$4.91
Florida Gross Receipt Tax		\$0.88

Lighting Charges

\$832.59

Total Current Month's Charges

\$832.59

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-52378-00003561
Created Date 5/20/2025

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

Bill To TOUCHSTONE CDD
Bill to Address 4205 WILD SENNA BOULEVARD
TAMPA, FL 33619
US
Bill to Contact Name CHRIS SHELTON 704.493.3304
and Phone
Bill to Email jshelton@folioam.com

Ship To TOUCHSTONE CDD
Ship to Address 4205 WILD SENNA BOULEVARD
TAMPA, FL 33619
US
Ship to Contact CHRIS SHELTON 704.493.3304
Name and Phone

Payment Terms 50% DEPOSIT / BALANCE NET 30 DAYS

FOB Point ORIGIN
Carrier BEST WAY
Date Scheduled 6/30/2025

Product	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
9973 - RE-SLING	RE-SLING CHAISE LOUNGE	\$142.11	28.00	\$3,979.08	
SHIPPING - NT	SHIPPING (NON TAX)	\$780.00	1.00	\$780.00	
SURCHARGE	SURCHARGE	\$119.37	1.00	\$119.37	TARIFF SURCHARGE

Subtotal \$4,878.45
Sales Tax \$0.00
Total \$4,878.45

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS



Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

Business Observer

Agenda Page 116

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

MONTHLY STATEMENT

Legal Advertising

6/3/2025

Touchstone CDD - Inframark
11555 HERON BAY BLVD.
CORAL SPRINGS, FL 33076

<u>Invoice Date</u>	<u>Serial Number</u>	<u>Case</u>	<u>Amount Due</u>
Hillsborough County			
04/25/2025	25-01155H	Touchstone CDD Public Hearing on Proposed Changes to Recreational Facility et al	\$107.19

Hillsborough Total: \$107.19

Important Message

Total: \$107.19

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Payment Due Upon Receipt



Hedrick Air

Quality Air Solutions You Can Trust

Residential/Commercial Air Conditioning, Heating and Ventilation

Phone: 813-758-0755

matth@hedrickair.com



7618 Fort King Rd. Zephyrhills, FL 33541

LIC# CMC1250559

WORK ORDER / INVOICE

INVOICE NO.: 15191

DATE: 06/04/2025

Customer Name:	Touchstone CDD	P.O. # :	Email: Inframarkcms@payableslockbox.com			
Street Address:	4205 Wild Senna Blvd.	Job Site Address:				
City/State/Zip:	Tampa FL 33619	I.D. MAKE:	MODEL#:	SERIAL#:		
Phone:		O.D. MAKE:	Carrier	MODEL#:	CH16NA06000GBAAA	
				SERIAL#:	2818E34135	
Check List	Work Performed:					
COMPRESSOR	Found compressor is shorted to ground. Office to quote repair.					
SUCT / PSIG						
DISC / PSIG						
VOLTS						
AMPS / RATED						
CONTRACTOR PTS:						
FAN A.:						
SUPERHEAT:						
SUBCOOLING:						
CONDENSER COIL						
CLEAN						
FIN CONDITION						
AMBIENT F	Terms: Due Upon Completion		QTY	ITEM/PART DESCRIPTION	PRICE	
REFRIGERENT	<p>I acknowledge that the above described work has been performed in a manner satisfactory to me. In the event payment is not made as agreed, purchaser agrees to pay all costs associated with collection, including a reasonable amount of attorney's fees. Any unpaid amounts shall accrue interest at the highest legal rate allowed by law in the state of Florida. There will be a \$25.00 returned check fee.</p> <p>Customer Signature:</p>  <p>I certify that I have performed services indicated and installed parts listed above.</p> <p>Technician Signature:</p> 		1.0	Service call	\$70.00	
LEAK			1.5	Labor	\$100.00	
O.K.						0.00
FAN AND MOTOR						0.00
AMPS / RATED						0.00
CONTR. PTS						0.00
BLWR ASSN CLEAN						0.00
LUBRICATION						0.00
TOTALS S.P.:						0.00
ELEC. HEAT STRIPS						0.00
INSPECT CONNECT.				0.00		
AMPS / RATED						
EVAPORATOR COIL	TIME ON JOB:		Total			
CLEAN			\$220.00			
AIR IN F	Time in: 08:33 AM Time out: 09:57 AM					
AIR OUT F	Total hrs: 1:24 Tech:					
CONDENSATE AREA	Time in: Time out: Total hrs:					
INSPECTED PAN	Tech:					
INSPECTED DRAIN						
FLOAT SWITCH						
AIR FILTER						
VOLTS						
AMPS / RATED						
AMPS / RATED						

Make all checks payable to:
Hedrick Air LLC
**THANK YOU FOR
YOUR BUSINESS!**

WARRANTY & SERVICE: All materials, parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing on this form. Agreement to Release, Idemnity and Assumption Risk. In exchange for Air Conditioning services to be rendered by the above company, customer certifies and agrees the a/c services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold related damages resulting from a/c services.

INVOICE

Touchstone CDD
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Invoice Date: Jun 15, 2025
Invoice Num: 2170033-30
Billing Through: May 31, 2025

Touchstone CDD (2170033)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2.1-DE	District Engineer				\$550.00
	Coordinate Certificates of Completion for the 2018 & 2019 Series Bonds; Review Fence Repair Issue at the TECO Easement and Provide Recommendations				
	<u>Description</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	Principal (Engineer)		2.00	\$275.00	\$550.00

Amount Due This Invoice: **\$550.00**

PHANTOM FITNESS SERVICES

INVOICE

18142 Powerline Rd
Dade City FL 33523

CDD - John Shelton - [Touchstone]
4205 Wild Senna Blvd
Tampa, FL 33619
jshelton@homeriver.com

Description: Invoice

Date: 05/29/2025

INV05292025-T

Terms: Credit Card/ Check

Description	Qty	Unit Price	Total
Touchstone - PM Service	1	\$ 414.38	\$ 414.38
Treadmills Lubricated and tested, voltage checked for power loss, debris cleared			
Strength cables and rods lubricated tested for loose connections/ bolts tightened			
		Subtotal	\$ 414.38
		Shipping	N/A
		Tax	Exempt
		Total	\$ 414.38

Notes: Quarterly recommended lube and service complete.

Thank you!

Service Slip/Invoice

REPCO L&O PEST CONTROL
380 Douglas Rd E
Suite 2
Oldsmar, FL 34677-2947
813-854-5412

INVOICE: 221196
DATE: 06/09/2025
ORDER: 178181

Bill To: [108648]
TOUCHSTONE CDD
4223 GLOBE THISTLE DR
TAMPA, FL 33619

Work Location: [108648] 813-599-0557
HOME RIVER GROUP
TOUCHSTONE CLUBHOUSE
4223 GLOBE THISTLE DR
TAMPA, FL 33619

Work Date	Time	Target Pest	Technician		Time In
06/09/2025	12:00 AM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECIEPT	06/09/2025			

Service	Description	Price
QPC	QUARTERLY PEST CONTROL	\$120.00
		SUBTOTAL \$120.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$120.00
		AMOUNT DUE \$120.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

**Bill to**

Touchstone CDD
2005 Pan Am Cir, Ste 300
Tampa, FL 33607

Ship to

Touchstone CDD
2005 Pan Am Cir, Ste 300
Tampa, FL 33607

Invoice details

Invoice no.: 10058-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 11 Waterways	1	\$1,150.00	\$1,150.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			
					Total	\$1,150.00



INVOICE

DATE	DUE	INVOICE #
5/23/2025	6/22/2025	SA-12317

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607

SHIP TO

SM1028
 4223 Globe Thistle Drive
 Tampa FL 33619 USA

P.O. No.	Account #	Terms	Project
		Net 30	SM1028 Touchstone CDD Landscape Maintenance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
5/7/2025	During our monthly inspection, our tech found and fixed these issues: Zone 3- 1 broken rotor Zone 5 clogged nozzle Zone 15 spray head not popping up Zone 17 broken spray head Zone 18 drip line popping off fitting for this zone this is the second time this is happened. Zone 20 broken spray head Zone 23 cut drip line Zone 47 broken spray head	0.00		0.00
5/7/2025	Irrigation Parts 4-6i hunter spray 2-drip couplings 1-12H nozzle 1- 4" rotor	1.00	175.00	175.00
5/7/2025	Irrigation Labor	2.50	85.00	212.50

TOTAL	387.50
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	387.50

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Touchstone CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

June 20, 2025

Client: 001492

Matter: 000001

Invoice #: 26733

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/2/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT FACILITIES POLICIES.	0.3	\$97.50
5/12/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$130.00
5/13/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
5/13/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	2.9	\$942.50
Total Professional Services			5.6	\$1,520.00

Total Services	\$1,520.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,520.00
Previous Balance		\$2,039.50
Less Payments		(\$2,039.50)
PAY THIS AMOUNT		\$1,520.00

Please Include Invoice Number on all Correspondence

TOUCHSTONE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>3/10/2025</u>
Payable To	<u>Touchstone CDD</u>
Check Amount	<u>\$1,336.41</u>
Check Description	<u>Series 2018 - FY 25 Tax Dist. ID Dist 716</u>
Check Amount	<u>\$2,273.35</u>
Check Description	<u>Series 2019 - FY 25 Tax Dist. ID Dist 716</u>
Check Amount	<u>\$2,069.26</u>
Check Description	<u>Series 2022 - FY 25 Tax Dist. ID Dist 716</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	_____	Date _____

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 321,250.46	39.56%	0.395600
Net DS 18	\$ 466,768.75	57.48%	0.574800
Net DS 20	\$ 24,000.08	2.96%	0.029600
Net Total	812,019.29	100.00%	1.000000

Date Received	Amount Received	39.56% Raw Numbers Operations Revenue	39.56% Rounded Operations Revenue	57.48% Raw Numbers 2018 Debt Service Revenue	57.48% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/6/2024	1,984.00	784.91	784.91	1,140.45	1,140.45	58.64	58.64	0.00	Dist 695	1074 / 1075
11/14/2024	6,702.77	2,651.74	2,651.74	3,852.92	3,852.92	198.11	198.11	0.00	Dist 697	1075 / 1074
11/22/2024	7,218.37	2,855.73	2,855.73	4,149.30	4,149.30	213.35	213.35	(0.01)	Dist 698	1075
12/6/2024	600,562.60	237,594.12	237,594.12	345,218.22	345,218.22	17,750.26	17,750.26	-	Dist 706	1074 / 1075
12/3/2024	17,592.89	6,960.09	6,960.09	10,112.83	10,112.83	519.98	519.98	(0.01)	Dist 700	1074 / 1075
12/16/2024	58,780.34	23,254.63	23,254.63	33,788.39	33,788.39	1,737.31	1,737.31	0.01	Dist 707	1075 / 1078
1/7/2025	159,866.58	63,246.30	63,246.30	91,895.26	91,895.26	4,725.02	4,725.02	(0.00)	Dist 709	1079
3/10/2025	2,126.85	841.42	841.42	1,222.57	1,222.57	62.86	62.86	(0.00)	Dist 716	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	854,834.40	338,188.94	338,188.94	491,379.93	491,379.94	25,265.53	25,265.53	(0.01)		
Net Total on Roll	812,019.29		321,250.46		466,768.75		24,000.08			
Collection Surplus / (Deficit)	42,815.11		16,938.48		24,611.19		1,265.45			

7C

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	SUB DEBT	CAPITAL	SUB CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	SERVICE FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 887,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 887,664
Cash in Transit	-	2,487	4,239	3,850	-	-	-	-	-	10,576
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	235
Due From Other Funds	-	2,083	4,486	3,226	-	1	-	-	-	9,796
Investments:										
Acquisition & Construction Account	-	-	-	-	-	-	651	-	-	651
Interest Fund (A-1)	-	-	-	1	-	-	-	-	-	1
Prepayment Account	-	68	2	-	-	-	-	-	-	70
Reserve Fund	-	167,363	284,988	-	-	-	-	-	-	452,351
Reserve Fund (A-1)	-	-	-	230,673	-	-	-	-	-	230,673
Reserve Fund (A-2)	-	-	-	-	28,375	-	-	-	-	28,375
Revenue Fund	-	220,822	355,171	-	-	-	-	-	-	575,993
Revenue Fund (A-1)	-	-	-	280,375	-	-	-	-	-	280,375
Prepaid Trustee Fees	2,613	-	-	-	-	-	-	-	-	2,613
Deposits	248	-	-	-	-	-	-	-	-	248
Deposits - Water	330	-	-	-	-	-	-	-	-	330
Fixed Assets										
Stormwater System	-	-	-	-	-	-	-	5,526,458	-	5,526,458
Landscape & Hardscape	-	-	-	-	-	-	-	199,817	-	199,817
Infrastructure	-	-	-	-	-	-	-	6,501,921	-	6,501,921
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,883,844	1,883,844
Amount To Be Provided	-	-	-	-	-	-	-	-	18,916,156	18,916,156
TOTAL ASSETS	\$ 891,090	\$ 392,823	\$ 648,886	\$ 518,125	\$ 28,375	\$ 1	\$ 651	\$ 12,228,196	\$ 20,800,000	\$ 35,508,147
LIABILITIES										
Accounts Payable	\$ 28,728	\$ 2,487	\$ 4,230	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,295
Bonds Payable - Series 2018	-	-	-	-	-	-	-	-	4,660,000	4,660,000
Bonds Payable - Series 2019	-	-	-	-	-	-	-	-	8,815,000	8,815,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	-	-	6,585,000	6,585,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	740,000	740,000
Due To Other Funds	9,796	-	-	-	-	-	-	-	-	9,796
TOTAL LIABILITIES	38,524	2,487	4,230	3,850	-	-	-	-	20,800,000	20,849,091

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2022A-2	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	SUB CAPITAL PROJECTS FUND			
FUND BALANCES										
Nonspendable:										
Prepaid Trustee Fees	2,613	-	-	-	-	-	-	-	-	2,613
Restricted for:										
Debt Service	-	390,336	644,656	514,275	28,375	-	-	-	-	1,577,642
Capital Projects	-	-	-	-	-	1	651	-	-	652
Assigned to:										
Operating Reserves	750,486	-	-	-	-	-	-	-	-	750,486
Unassigned:	99,467	-	-	-	-	-	-	12,228,196	-	12,327,663
TOTAL FUND BALANCES	852,566	390,336	644,656	514,275	28,375	1	651	12,228,196	-	14,659,056
TOTAL LIABILITIES & FUND BALANCES	\$ 891,090	\$ 392,823	\$ 648,886	\$ 518,125	\$ 28,375	\$ 1	\$ 651	\$ 12,228,196	\$ 20,800,000	\$ 35,508,147

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 3,750	\$ 3,750	0.00%
Rental Income	-	3,700	3,700	0.00%
Special Assmnts- Tax Collector	1,032,009	1,047,088	15,079	101.46%
Special Assmnts- CDD Collected	-	482	482	0.00%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	1,032,009	1,055,195	23,186	102.25%

EXPENDITURES**Administration**

Supervisor Fees	12,000	5,800	6,200	48.33%
ProfServ-Trustee Fees	15,785	15,785	-	100.00%
Disclosure Report	10,000	8,333	1,667	83.33%
District Counsel	15,000	13,495	1,505	89.97%
District Engineer	5,000	2,137	2,863	42.74%
District Manager	46,350	38,625	7,725	83.33%
Accounting Services	9,270	13,475	(4,205)	145.36%
Auditing Services	7,800	12,633	(4,833)	161.96%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	618	-	618	0.00%
Postage, Phone, Faxes, Copies	3,000	30	2,970	1.00%
Insurance - General Liability	3,750	3,750	-	100.00%
Public Officials Insurance	3,067	-	3,067	0.00%
Insurance -Property & Casualty	35,489	30,003	5,486	84.54%
Legal Advertising	2,500	1,840	660	73.60%
Bank Fees	750	-	750	0.00%
Website Administration	1,854	3,905	(2,051)	210.63%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	175	275	38.89%
Total Administration	174,883	151,486	23,397	86.62%

Electric Utility Services

Utility - Electric	140,000	113,021	26,979	80.73%
Total Electric Utility Services	140,000	113,021	26,979	80.73%

Water-Sewer Comb Services

Utility - Water	15,000	11,687	3,313	77.91%
Total Water-Sewer Comb Services	15,000	11,687	3,313	77.91%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utilities</u>				
Utilities-Clubhouse	25,000	2,234	22,766	8.94%
Total Utilities	25,000	2,234	22,766	8.94%
<u>Other Physical Environment</u>				
Waterway Management	12,000	10,350	1,650	86.25%
Landscape Maintenance	224,000	210,394	13,606	93.93%
Inspection Expense	10,000	-	10,000	0.00%
Plant Replacement Program	20,000	1,500	18,500	7.50%
Wetland Maintenance	1,500	-	1,500	0.00%
Mulch & Tree Trimming	45,000	26,122	18,878	58.05%
Maintenance & Repairs	20,000	4,925	15,075	24.63%
Irrigation Maintenance	15,000	1,829	13,171	12.19%
Total Other Physical Environment	347,500	255,120	92,380	73.42%
<u>Road and Street Facilities</u>				
R&M-Drainage	3,000	-	3,000	0.00%
Total Road and Street Facilities	3,000	-	3,000	0.00%
<u>Parks and Recreation</u>				
Payroll Taxes	27,500	28,581	(1,081)	103.93%
Amenity Center Cleaning & Supplies	1,500	6,247	(4,747)	416.47%
Contracts-Fire Control	5,000	-	5,000	0.00%
Contracts-HVAC	1,000	-	1,000	0.00%
Amenity Center Pest Control	6,000	-	6,000	0.00%
Onsite Staff	130,000	75,387	54,613	57.99%
Janitorial Services & Supplies	25,000	14,855	10,145	59.42%
R&M-General	5,000	5,463	(463)	109.26%
R&M-Gate	1,000	450	550	45.00%
R&M-Pools	30,000	23,024	6,976	76.75%
R&M-Fitness Equipment	3,000	1,541	1,459	51.37%
R&M-Lights	1,000	-	1,000	0.00%
Security System Monitoring & Maint.	21,000	16,147	4,853	76.89%
R&M - Amenity Center	5,000	2,156	2,844	43.12%
Trash Services	7,200	-	7,200	0.00%
Holiday Lighting & Decorations	5,000	5,600	(600)	112.00%
Amenities Furniture & Fixtures	5,000	596	4,404	11.92%
Total Parks and Recreation	279,200	180,047	99,153	64.49%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>				
Capital Reserve	47,426	47,426	-	100.00%
Total Reserves	<u>47,426</u>	<u>47,426</u>	<u>-</u>	<u>100.00%</u>
TOTAL EXPENDITURES & RESERVES	1,032,009	761,021	270,988	73.74%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>294,174</u>	<u>294,174</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		558,392		
FUND BALANCE, ENDING		<u>\$ 852,566</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,228	\$ 15,228	0.00%
Special Assmnts- Tax Collector	330,050	339,168	9,118	102.76%
TOTAL REVENUES	330,050	354,396	24,346	107.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	220,050	222,150	(2,100)	100.95%
Total Debt Service	330,050	332,150	(2,100)	100.64%
TOTAL EXPENDITURES	330,050	332,150	(2,100)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	22,246	22,246	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,360	1,360	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,360	1,360	0.00%
Net change in fund balance	\$ -	\$ 23,606	\$ 23,606	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		366,730		
FUND BALANCE, ENDING		\$ 390,336		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,588	\$ 21,588	0.00%
Special Assmnts- Tax Collector	565,456	576,934	11,478	102.03%
TOTAL REVENUES	565,456	598,522	33,066	105.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	210,000	5,000	97.67%
Interest Expense	350,456	353,738	(3,282)	100.94%
Total Debt Service	565,456	563,738	1,718	99.70%
TOTAL EXPENDITURES	565,456	563,738	1,718	99.70%
Excess (deficiency) of revenues Over (under) expenditures	-	34,784	34,784	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2	2	0.00%
Operating Transfers-Out	-	(3,309)	(3,309)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(3,307)	(3,307)	0.00%
Net change in fund balance	\$ -	\$ 31,477	\$ 31,477	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		613,179		
FUND BALANCE, ENDING		\$ 644,656		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022A-1 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,073	\$ 18,073	0.00%
Special Assmnts- Tax Collector	456,988	472,207	15,219	103.33%
TOTAL REVENUES	456,988	490,280	33,292	107.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	100,000	-	100.00%
Interest Expense	356,988	359,238	(2,250)	100.63%
Total Debt Service	456,988	459,238	(2,250)	100.49%
TOTAL EXPENDITURES	456,988	459,238	(2,250)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	31,042	31,042	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	36,068	36,068	0.00%
Operating Transfers-Out	-	(31,901)	(31,901)	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,167	4,167	0.00%
Net change in fund balance	\$ -	\$ 35,209	\$ 35,209	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		479,066		
FUND BALANCE, ENDING		\$ 514,275		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022A-2 Sub Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 897	\$ 897	0.00%
Special Assmnts- Tax Collector	53,563	53,479	(84)	99.84%
TOTAL REVENUES	53,563	54,376	813	101.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	10,000	10,000	-	100.00%
Interest Expense	43,563	43,813	(250)	100.57%
Total Debt Service	53,563	53,813	(250)	100.47%
TOTAL EXPENDITURES	53,563	53,813	(250)	100.47%
Excess (deficiency) of revenues Over (under) expenditures	-	563	563	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	31,901	31,901	0.00%
Operating Transfers-Out	-	(32,502)	(32,502)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(601)	(601)	0.00%
Net change in fund balance	\$ -	\$ (38)	\$ (38)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,413		
FUND BALANCE, ENDING		\$ 28,375		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(61)	(61)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(61)	(61)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (61)</u>	<u>\$ (61)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		62		
FUND BALANCE, ENDING		<u>\$ 1</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2)	(2)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2)	(2)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ (2)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		2		
FUND BALANCE, ENDING		<u><u>\$ -</u></u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022A-2 Sub Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	20	20	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,556)	(1,556)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,556)	(1,556)	0.00%
Net change in fund balance	\$ -	\$ (1,536)	\$ (1,536)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187		
FUND BALANCE, ENDING		\$ 651		

Bank Account Statement

Touchstone CDD

Bank Account No. 1885

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101001 Balance	887,663.71	Statement Balance	891,204.70
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	887,663.71	Subtotal	891,204.70
Negative Adjustments	0.00	Outstanding Checks	-3,540.99
Ending G/L Balance	887,663.71	Ending Balance	887,663.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2022		JE000844		Correction to GL/Bank Card	11,964.00	11,964.00	0.00
10/31/2024		JE000896		DS payment tax collected	19,327.67	19,327.67	0.00
10/21/2024		JE000897		DS payment tax collected	151.51	151.51	0.00
10/21/2024		JE000898		Excess Fees	151.51	151.51	0.00
12/06/2024		JE000914	Cash In Bank	R/C to Bank Card	24,572.24	24,572.24	0.00
06/09/2025	Payment	JE001147	Special Assmnts-Tax Collector	Tax Revenue/Debt Svc - Hillsborough Co Distrib. #7	6,845.82	6,845.82	0.00
05/01/2025		JE001187	Utility - Water	To Adjust Bank draft	268.22	268.22	0.00
06/18/2025		JE001199	Special Assmnts-Tax Collector	Tax Revenue Debt Service	18,237.10	18,237.10	0.00
Total Deposits					81,518.07	81,518.07	0.00
Checks							
							0.00
09/30/2022		JE000844		Correction to GL/Bank Card	-11,964.00	-11,964.00	0.00
10/21/2024		JE000897		DS payment tax collected	-151.51	-151.51	0.00
10/21/2024		JE000898		Excess Fees	-151.51	-151.51	0.00
10/31/2024		JE000896		DS payment tax collected	-19,327.67	-19,327.67	0.00
12/06/2024		JE000914	Cash In Bank	R/C to Bank Card	-24,572.24	-24,572.24	0.00
05/15/2025	Payment	2007	ANSON THOMAS ANGAIL	Check for Vendor V00019	-200.00	-200.00	0.00
05/28/2025	Payment	100092	SPEAREM ENTERPRISES LLC	Inv: 6217	-250.00	-250.00	0.00
05/28/2025	Payment	100093	JNJ CLEANING SERVICES	Inv: 0549	-1,715.00	-1,715.00	0.00
05/28/2025	Payment	100094	HOME RIVER GROUP	Inv: 225274	-11,756.81	-11,756.81	0.00
06/02/2025	Payment	100095	SUNCOAST POOL SERVICE	Inv: 1160	-2,240.00	-2,240.00	0.00
06/02/2025	Payment	100096	INFRAMARK LLC	Inv: 150135	-225.00	-225.00	0.00
06/02/2025	Payment	300038	CHARTER COMMUNICATION S ACH	Inv: 2733012051525-ACH	-281.23	-281.23	0.00
06/11/2025	Payment	2009	GREGORY L. ELLIOT	Payment of Invoice 001769	-200.00	-200.00	0.00

Bank Account Statement

Touchstone CDD

Bank Account No. 1885

Statement No. 06-25

Statement Date

06/30/2025

06/11/2025	Payment	2010	KELLY O HANLON JR.	Payment of Invoice 001770	-200.00	-200.00	0.00
06/11/2025	Payment	2011	TIMOTHY FISHER	Payment of Invoice 001772	-200.00	-200.00	0.00
06/11/2025	Payment	2012	ADMIRAL FURNITURE, LLC	Payment of Invoice 001767	-2,439.25	-2,439.25	0.00
06/12/2025	Payment	100097	STEADFAST CONTRACTORS ALLIANCE	Inv: SA-12317, Inv: SA-12469	-19,085.50	-19,085.50	0.00
06/12/2025	Payment	100098	SITEX AQUATICS	Inv: 10058-B	-1,150.00	-1,150.00	0.00
06/12/2025	Payment	100099	INFRAMARK LLC	Inv: 150813	-5,593.33	-5,593.33	0.00
06/12/2025	Payment	100100	PHANTOM FITNESS SERVICES	Inv: INV05292025-T	-141.38	-141.38	0.00
06/12/2025	Payment	100101	COMPLETE I.T.	Inv: 16692	-101.70	-101.70	0.00
06/12/2025	Payment	100102	HEDRICK AIR, LLC	Inv: 15191	-220.00	-220.00	0.00
06/12/2025	Payment	2013	TOUCHSTONE CDD	Payment of Invoice 001762	-5,679.02	-5,679.02	0.00
06/18/2025	Payment	300039	CITY OF TAMPA UTILITIES ACH	Inv: 060325-8519-ACH	-753.53	-753.53	0.00
06/20/2025	Payment	100103	BUSINESS OBSERVER	Inv: 060325-	-107.19	-107.19	0.00
06/20/2025	Payment	100104	LANDMARK ENGINEERING &	Inv: 2170033-30	-550.00	-550.00	0.00
06/20/2025	Payment	100105	REPCO L&O PEST CONTROL	Inv: 221196	-120.00	-120.00	0.00
05/01/2025		JE001187	Utility - Water	To Adjust Bank draft	-268.22	-268.22	0.00
06/27/2025	Payment	300040	TECO TAMPA ELECTRIC ACH	Inv: 060625-0846-ACH	-1,421.39	-1,421.39	0.00
06/27/2025	Payment	300041	TECO TAMPA ELECTRIC ACH	Inv: 060625-7385-ACH	-7,701.76	-7,701.76	0.00
06/27/2025	Payment	300042	TECO TAMPA ELECTRIC ACH	Inv: 060625-2751-ACH	-1,308.35	-1,308.35	0.00
06/27/2025	Payment	300043	TECO TAMPA ELECTRIC ACH	Inv: 060625-7573-ACH	-832.59	-832.59	0.00
06/27/2025	Payment	300044	TECO TAMPA ELECTRIC ACH	Inv: 060625-9768-ACH	-20.68	-20.68	0.00
06/27/2025	Payment	300045	TECO TAMPA ELECTRIC ACH	Inv: 060625-1554-ACH	-1,186.35	-1,186.35	0.00
06/27/2025	Payment	300046	TECO TAMPA ELECTRIC ACH	Inv: 060625-9474-ACH	-326.25	-326.25	0.00
06/27/2025	Payment	DD334	BOCC ACH	Payment of Invoice 001787	-1,475.25	-1,475.25	0.00
Total Checks					-123,916.71	-123,916.71	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/11/2025	Payment	2008	ANSON THOMAS ANGAIL	Payment of Invoice 001771		-200.00
06/25/2025	Payment	100106	JNJ CLEANING SERVICES	Inv: 0572		-1,715.00
06/25/2025	Payment	100107	STRALEY ROBIN VERICKER	Inv: 26733		-1,520.00
06/25/2025	Payment	100108	INFRAMARK LLC	Inv: 151877		-2.76
06/25/2025	Payment	100109	COMPLETE I.T.	Inv: 16400		-103.23
Total Outstanding Checks						-3,540.99

Bank Account Statement

Touchstone CDD

Bank Account No. 1885
Statement No. 06-25

Statement Date 06/30/2025

Outstanding Deposits

Total Outstanding Deposits

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100095	06/02/25	V00046	SUNCOAST POOL SERVICE	1160	pool services contract for June 2025	MONTHLY SERV	546074-53908	\$2,240.00
001	100096	06/02/25	V00034	INFRAMARK LLC	150135	work order April 2025	work order	534349-53908	\$225.00
001	100097	06/12/25	V00008	STEADFAST CONTRACTORS ALLIANCE	SA-12317	irrigation repair May 2025	LANDSCAPE SERVICES	546930-53908	\$387.50
001	100097	06/12/25	V00008	STEADFAST CONTRACTORS ALLIANCE	SA-12469	JUNE 2025 Landscape contract	LANDSCAPE SERVICES	546300-53908	\$18,698.00
001	100098	06/12/25	V00031	SITEX AQUATICS	10058-B	June 2025 AQUATIC MAINT	WATERWAY	531085-53908	\$1,150.00
001	100099	06/12/25	V00034	INFRAMARK LLC	150813	June 2025 Management Contract	MANAGEMENT FEE	531142-51301	\$833.33
001	100099	06/12/25	V00034	INFRAMARK LLC	150813	June 2025 Management Contract	MANAGEMENT FEE	531150-51301	\$3,862.50
001	100099	06/12/25	V00034	INFRAMARK LLC	150813	June 2025 Management Contract	MANAGEMENT FEE	532001-51301	\$772.50
001	100099	06/12/25	V00034	INFRAMARK LLC	150813	June 2025 Management Contract	MANAGEMENT FEE	549936-51301	\$125.00
001	100100	06/12/25	V00071	PHANTOM FITNESS SERVICES	INV05292025-T	May 2025 monthly maint for gym equipment	maint for the month	546516-53908	\$141.38
001	100101	06/12/25	V00075	COMPLETE I.T.	16692	google vault admin emails	email per month services	549936-51301	\$101.70
001	100102	06/12/25	V00079	HEDRICK AIR, LLC	15191	June 2025 Call -compressor needs to be replaced	Ac COMPRESSOR	546001-53908	\$220.00
001	100103	06/20/25	V00080	BUSINESS OBSERVER	060325-	Legal Advertisement April 2025	business observer	548002-51401	\$107.19
001	100104	06/20/25	V00003	LANDMARK ENGINEERING &	2170033-30	District ENGINEER CERTIFICATE OF COMPLETION FOR 2018 AND 209 SERIES BOND	DISTRICT ENGINEER	531147-51301	\$550.00
001	100105	06/20/25	V00054	REPCO L&O PEST CONTROL	221196	June 2025 Pest Control	QUARTERLY PEST SERVICES	546516-57201	\$120.00
001	100106	06/25/25	V00016	JNJ CLEANING SERVICES	0572	June 2025 Janitorial services	AMENITY CLEANING	531165-57201	\$1,715.00
001	100107	06/25/25	V00015	STRALEY ROBIN VERICKER	26733	June 2025 legal review	PROFESSIONAL SERVICES	531146-51401	\$1,520.00
001	100108	06/25/25	V00034	INFRAMARK LLC	151877	June 2025 postage	postage	541024-51301	\$2.76
001	100109	06/25/25	V00075	COMPLETE I.T.	16400	May 2025 monthly email google account	monthly due	549936-51301	\$103.23
001	2008	06/11/25	V00019	ANSON THOMAS ANGAIL	AA-061025	BOARD 6/10/25	Supervisor Fees	511100-51101	\$200.00
001	2009	06/11/25	V00022	GREGORY L. ELLIOT	GE-061025	BOARD 6/10/25	Supervisor Fees	511100-51101	\$200.00
001	2010	06/11/25	V00070	KELLY O HANLON JR.	KH-061025	BOARD 6/10/25	Supervisor Fees	511100-51101	\$200.00
001	2011	06/11/25	V00041	TIMOTHY FISHER	TF-061025	BOARD 6/10/25	Supervisor Fees	511100-51101	\$200.00
001	2012	06/11/25	V00078	ADMIRAL FURNITURE, LLC	A-52378-00003561	50% draw lounge chairs	50% down laounge chairs	546074-57201	\$2,439.25
001	300038	06/02/25	V00049	CHARTER COMMUNICATIONS ACH	2733012051525-ACH	May 2025 Spectrum Invoice	INTERNET	543059-57201	\$281.23
001	300039	06/18/25	V00045	CITY OF TAMPA UTILITIES ACH	060325-8519-ACH	May 2025 UTILITIES	WATER	543018-53600	\$753.53
001	300040	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-0846-ACH	June 6 2025 TECO	ELECTRIC	543041-53100	\$1,421.39
001	300041	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-7385-ACH	June2025 TECO	ELECTRIC	543041-53100	\$7,701.76
001	300042	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-2751-ACH	June 27 2025 TECO	ELECTRIC	543041-53100	\$1,308.35
001	300043	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-7573-ACH	June 6 2025 TECO	ELECTRIC	543041-53100	\$832.59
001	300044	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-9768-ACH	June 6 2025 TECO	ELECTRIC	543041-53100	\$20.68
001	300045	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-1554-ACH	June 27 TECO	ELECTRIC	543041-53100	\$1,186.35
001	300046	06/27/25	V00032	TECO TAMPA ELECTRIC ACH	060625-9474-ACH	June 2025 TECO	ELECTRIC	543041-53100	\$326.25
001	DD334	06/27/25	V00038	BOCC ACH	061025-5608-ACH	June 2025 BOCC	WATER	543018-53600	\$1,475.25
Fund Total									\$51,421.72

SERIES 2018 DEBT SERVICE FUND - 200

200	2013	06/12/25	V00033	TOUCHSTONE CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2018 FY 25 TAX DIST ID 716	103200	\$1,336.41
Fund Total									\$1,336.41

SERIES 2019 DEBT SERVICE FUND - 201

201	2013	06/12/25	V00033	TOUCHSTONE CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2019 FY 25 TAX DIST ID 716	103200	\$2,273.35
Fund Total									\$2,273.35

SERIES 2022A-1 DEBT SERVICE FUND - 203

203	2013	06/12/25	V00033	TOUCHSTONE CDD	03102025 - 716	FY25 TAX DIST ID 716	SERIES 2022 FY 25 TAX DIST ID 716	103200	\$2,069.26
Fund Total									\$2,069.26

Total Checks Paid	\$57,100.74
--------------------------	--------------------

Eighth Order of Business

8A



Re: Fw: Touchstone CDD FHP Activity

From Sanchez, Alba <alba.sanchez@inframark.com>

Date Wed 7/9/2025 10:43 AM

To Seat 2 <seat2@touchstonecdd.com>; Santiago, Aleisha <aleisha.santiago@inframark.com>

Yes, I will add them to the back of every agenda for that month as well -

Please do not reply to all in order to avoid a Sunshine Violation

Alba M. Sanchez | [LCAM](#), [CMCA](#), [AMS](#)



2654 Cypress Ridge Blvd. Ste 101 Wesley Chapel FL 33544
(O) 813 991-1116 | www.inframarkims.com

****Please note that all CDD vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

From: Seat 2 <seat2@touchstonecdd.com>

Sent: Wednesday, July 9, 2025 9:39 AM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Re: Fw: Touchstone CDD Activity

Hi Alba! Thank you. Please continue to forward these.

Anson

On Sat, Jun 28, 2025 at 7:50 PM Sanchez, Alba <alba.sanchez@inframark.com> wrote:

Forwarding

Get [Outlook for iOS](#)

From: Jeremy Fields <fieldsjeremy312@gmail.com>

Sent: Saturday, June 28, 2025 7:46 PM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Touchstone CDD Activity

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Alba,

Here is my activity for the week of June 23 in Touchstone. I have attached all activity, the first two days were sent previously but are also listed again. If you or anyone on the board has any questions please let me know.

Thank You,

Jeremy

6/23/25 3pm-7pm

Located marijuana rolling papers in men's bathroom within my first few moments at the clubhouse. I met with the pool monitors at club house. Spoke with the pool monitors about neighborhood complaints and safety issues. Patrolled neighborhood to deter criminal activity. Sat at the pool to be visible.

6/24/25 2:45 pm-7:45 pm

I spoke with pool monitors, stood inside of the community center due to a birthday party. Also stayed in the parking lot to due lots of traffic at the community center. Suspicious truck with no tag parked at the community center. The truck ended up belonging to a resident, they corrected the problem after I spoke to them. People parked blocking the parking lot of the community center due to the birthday party and I advised them to re-park their vehicles. Patrolled the neighborhood to deter criminal activity and traffic violations. Deterred a group of children(appeared to be 10-12 years old) from entering the community center. There was also a second group of teens who have previously caused trouble in the neighborhood who did not try to enter the clubhouse because I was visible at the community center. I stayed past my originally scheduled shift due to the groups of teens.

6/25/25 1pm-4pm

Sat at pool area and patrolled neighborhood to deter criminal activity and traffic violations

8 separate traffic stops for running stop signs. 1 traffic stop had a criminal arrest in addition to running a stop sign.

6/26/25 4pm-8pm

Sat at community center.

6 traffic stops for running stop sign. 1 vehicle search with drugs located. 2 young adults riding mini motorcycles in community that weren't registered. Spoke to the mini motorcycle riders to advise them not to ride them anymore.

6/28/25 10am-2pm

Sat at and patrolled the community center. Also patrolled the neighborhood to deter criminal activity and traffic violations.

2 traffic stops for running stop sign

Responded to a traffic crash at the entrance to the neighborhood due to a resident reporting it to me.

Sent from my iPhone



Outlook

Fw: Touchstone CDD Activity

From Sanchez, Alba <alba.sanchez@inframark.com>
Date Tue 7/8/2025 9:41 AM
To Anna Hasson <alhasson520@gmail.com>
Cc Santiago, Aleisha <aleisha.santiago@inframark.com>

Forwarding

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From: Jeremy Fields <fieldsjeremy312@gmail.com>
Sent: Monday, July 7, 2025 9:21:36 AM
To: Sanchez, Alba <alba.sanchez@inframark.com>
Subject: Touchstone CDD Activity

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Alba,

Here is my activity for Touchstone CDD for the week of June 30 - July 5. Please let me know if anyone has any questions

Thank You,

Jeremy

6/30/25 4pm-8pm

Sat at community center
Patrolled the neighborhood to deter criminal activity
4 traffic stops for running stop sign
1 traffic stop for moving violation

7/1/25 6pm-10pm

Sat at community center
3 traffic stops for running stop sign
Patrolled neighborhood to deter criminal activity and traffic violations

Stayed at community center as community center was closing

7/2/25 6pm-10pm

Sat at community center

2 traffic stops for running stop sign

Ring driveway alarm/light going off in residents driveway. Homeowner arrived after I showed up and was not sure how to stop it

7/3/25 2pm-6pm

Sat at community center

Group of teenagers in clubhouse, stayed at clubhouse to prevent issues

1 suspicious vehicle running in front of house with two occupants, another car running with no one inside of it in the driveway. Car was a friend of the homeowner.

1 traffic stop for vehicle speeding and passing another car

7/5/25 9am-1pm

Sat at community center due to gathering and a few teenagers inside of the clubhouse

Patrolled the neighborhood to deter criminal activity and traffic violations

Sent from my iPhone



Fw: Touchstone FHP Activity

From Sanchez, Alba <alba.sanchez@inframark.com>

Date Sun 7/13/2025 10:09 AM

To Santiago, Aleisha <aleisha.santiago@inframark.com>; seat1 touchstonecdd <seat1@touchstonecdd.com>

Good morning - forwarding

Get [Outlook for iOS](#)

From: Jeremy Fields <fieldsjeremy312@gmail.com>

Sent: Sunday, July 13, 2025 9:58 AM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Touchstone Activity

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Alba,

Please see the activity report for Touchstone during the week of July 7. Please let me know if you have any questions.

Thank You,

Jeremy

7/7/25 11am-3pm

Sat at community center

3 traffic stops for running stop sign

1 traffic stop for running stop sign, speed, and driving wrong way on one way portion of the street

1 traffic stop for fail to yield at cross walk and running stop sign

7/8/25 1pm-5pm

Sat at community center

Three teenagers vaping in bathroom at community center. Two of the kids were sitting on the bathroom counter when I walked in. All three teenagers do not live in the neighborhood and the person who let them in left (resident). I explained to the teenagers they have to leave when the person who has the key fob leaves and they can't vape inside of the building or at the pool

2 traffic stops for running stop sign

Car door left open in driveway of residence, looked like a possible vehicle burglary. Owner accidentally left car door open and closed it after we spoke.

7/9/25 10am-2pm

Sat at community center

2 traffic stops for running stop sign

Patrolled neighborhood to deter criminal activity and traffic violations

Removed a large piece of metal debris from the neighborhood entrance to prevent vehicle damage

Resident complained about dirt bikes that drive in the neighborhood at different times of the day. I spoke with the resident and advised I had spoken with at least one group of dirt bike riders in the neighborhood and I will keep looking for the other dirt bikes to address the issue.

7/10/25 11am-3pm

Sat at community center

Ran speed enforcement along wild senna blvd

Person on park on bench that appeared to possibly be using narcotics. No narcotics were observed

Truck parked blocking street so no vehicles could drive by. Owner was asked to move the truck and not park blocking the roadway again.

1 traffic stop for running stop sign

7/12/25 11:45am-3:45 pm

I sat at community center while there was a gathering/party at community center room.

Vehicle in driveway of a residence. The vehicle did not have a license plate and appeared it was recently in use or was about to leave the driveway. Spoke with neighbor who advised the vehicle and occupants lived there.

Conducted speed enforcement along Wild Senna Blvd.

1 vehicle stopped for speed



Outlook

Fw: Touchstone Activity

From Sanchez, Alba <alba.sanchez@inframark.com>

Date Sun 7/20/2025 5:55 PM

To Santiago, Aleisha <aleisha.santiago@inframark.com>; Seat 1 <seat1@touchstonecdd.com>

Cc Anna Hasson <alhasson520@gmail.com>

Good afternoon

Aleisha for the back of the agenda this month

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From: Jeremy Fields <fieldsjeremy312@gmail.com>

Sent: Sunday, July 20, 2025 3:58:47 PM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Touchstone Activity

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Alba,

Please see the attached activity for the week of July 14 within the Touchstone Community. Please let me know if anyone has questions.

Thank You,

Jeremy

7/14/25 3pm-7pm

Sat at community center

Patrolled the neighborhood to deter criminal activity and traffic

Heavy rain

7/15/25 2:30pm-6:30pm

Sat at community center and also stood inside of the clubhouse

Several different groups of people using different sections of the community center at the same time (gym, community room, pool deck before pool was opened)

Patrolled the neighborhood to deter criminal activity and traffic violations

7/16/25 12pm-4pm

Sat at community center due to pool being reopened

Also stood in the lobby area due to more people at the clubhouse

Conducted traffic enforcement along Carlton Field Parkway - 1 traffic stop for speed, 1 traffic stop for speeding and improper passing

Spoke with driver of a dirt bike on roadway and advised he can't drive on public streets. Dirt bike was not registered and did not have proper safety equipment

7/18/25 11am-3pm

Sat at community center and also stood inside community center for visibility and interaction with residents

Stay at community center due to pool being re-opened

Resident at clubhouse was angry about a pool equipment issue (umbrella). Resident got agitated with a clubhouse staff member. As the resident was leaving they apologized to the staff member. A few minutes later, the resident returned, got agitated with me due to him not being able to find his key fob. Resident then continued being agitated and eventually left. Resident information/key fob holder information was given to clubhouse manager for further action. Stayed at the clubhouse to prevent any conflict.

7/19/25 11:45am-3:45pm

Sat at community center

Stood inside of community center for interaction with residents/visitors

Party in community room and pool had several people at it

Patrolled community to deter criminal activity and traffic violation

1 vehicle parked blocking roadway. Vehicle owner was asked to move vehicle so traffic could get by

Speed enforcement along southern side Wild Senna Blvd (south of Carlton Field Blvd.)

Assisted resident with moving trailer that was blocking a portion of the roadway

Sent from my iPhone



Fw: Touchstone FHP Activity

From Sanchez, Alba <alba.sanchez@inframark.com>

Date Tue 7/29/2025 11:09 AM

To Santiago, Aleisha <aleisha.santiago@inframark.com>; Anna Hasson <alhasson520@gmail.com>

Good Day - FHP Activity Report

Please do not reply to all in order to avoid a Sunshine Violation

Alba M. Sanchez | [LCAM](#), [CMCA](#), [AMS](#)



2654 Cypress Ridge Blvd. Ste 101 Wesley Chapel FL 33544

(O) 813 991-1116 | www.inframarkims.com

****Please note that all CDD vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

From: Jeremy Fields <fieldsjeremy312@gmail.com>

Sent: Tuesday, July 29, 2025 11:02 AM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Touchstone Activity

This Message Is From an External Sender

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Good Morning,

Please see the activity for the week of July 21 within the Touchstone community. Please let me know if anyone has any questions.

Thank You,

Jeremy

7/21/25 6pm-10pm

Sat at community center

Patrolled neighborhood to deter criminal activity and traffic violations

Ran speed enforcement on Romano Busciglio Street

Checked club house, pool area, and park for trespassers after closing

7/22/25 4:30pm-8:30

Sat at community center

Attempted to locate vehicle that was possibly casing houses in neighborhood. BOLO from CDD via Facebook. I found the vehicle, driver is a resident and was playing Pokémon on the southside of the neighborhood.

Patrolled neighborhood to deter criminal activity and traffic violations

Sat on the southern side of Wild Senna Blvd (south of Carlton Field) for visibility and traffic enforcement

Stood inside of the clubhouse to interact with guests/residents

Suspicious activity at a residence I've noticed over the past few weeks since I've been in the neighborhood and have taken notes on. If anyone from the board wants to contact me I can go into more detail

7/23/25 3pm-7pm

Sat at community center

1 suspicious vehicle driving slowly and stopping near a few houses

Patrolled neighborhood to deter criminal activity and traffic violations

I noticed a vehicle in a driveway that has had the windows down for a few days now, originally thought someone was home but saw it was raining and the windows were still down. I knocked on the door with no answer, checked with neighbors. A second neighbor later saw me at the clubhouse and spoke with me about knocking on her door. Both the neighbors I spoke with thought the family went on vacation and accidentally left the windows open. I checked the residence for signs of a burglary and the house looked ok

7/24/25 12pm-4pm

Sat at community center

Patrolled neighborhood to deter criminal activity and traffic violations

1 vehicle parked blocking roadway, driver was asked to move vehicle

Stood in the community center for interaction with residents and visitors

7/28/25 6pm-10pm

Sat at community center

Patrolled the neighborhood to deter criminal activity and traffic violations

Spoke with a resident who advised people speed along his street at various times but mostly in the morning when people are leaving for work. I advised him I would try to be more visible on his street to stop speeders

Checked pool area and park after closing for trespassers

Sent from my iPhone



Fw: Touchstone Activity

From Sanchez, Alba <alba.sanchez@inframark.com>

Date Mon 8/4/2025 8:49 PM

To Santiago, Aleisha <aleisha.santiago@inframark.com>; Seat 2 <seat2@touchstonecdd.com>; Anna Hasson <alhasson520@gmail.com>

Forwarding ...

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From: Jeremy Fields <fieldsjeremy312@gmail.com>

Sent: Monday, August 4, 2025 8:22:49 PM

To: Sanchez, Alba <alba.sanchez@inframark.com>

Subject: Touchstone Activity

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good Evening,

Please see the attached activity within Touchstone for the week of July 29th. Please let me know if anyone has any questions

7/29/25 6pm-10pm

Sat at community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

Checked the clubhouse, pool, and park for trespassers after closing

7/30/25 6pm-10pm

Sat at community center inside and outside

Patrolled neighborhood to deter criminal activity and traffic violations

Sat on Cat Mint street for visibility and traffic enforcement

Checked the clubhouse, pool, and park for trespassers after closing

7/31/25 1pm-5pm

Sat at community center inside and outside

Patrolled neighborhood to deter criminal activity and traffic violations

2 suspicious vehicles driving near fence line by power lines - Inframark field manager assessing damage to fence along with a vendor for a quote for the fence repair

Stayed near the clubhouse due to a person who caused a previous issue at the pooling being nearby

8/2/25 9am-2pm

Sat at community center inside and outside

Stayed inside at the community center for visibility during the back to school bash

Observed vehicle pull into clubhouse parking lot with a carrying case on trunk area. Appeared to be a meeting with another party for selling an item

8/4/25 1pm-4pm

Sat at the community center inside and outside

Checked on residence that previously had the vehicle in the driveway with the windows down for over a week. Car has been moved, blinds have been opened, and trash cans were at the curb. Knocked on the door but no one answered. A neighbor advised the owners were back in town

Baby carrier left along sidewalk of Camden Field parkway, no baby located in or nearby area

Checked three abandoned vehicles on Ginger Lily Court, none of the vehicles were stolen. The vehicles had either a valid registration or recently expired. Forwarded a reply for the email inquiry to the CDD (Alba)

I have also observed a few clubhouse visitors using the pool equipment access gate to enter the clubhouse without using the front doors to enter the building (without a key fob). Forwarded the information to the CDD to address the issue.

Sent from my iPhone