

**Touchstone  
Community Development District**

**September 9, 2025**

**AGENDA PACKAGE**

**Teams Meeting Information**

**Meeting ID: 257 965 769 636 Passcode: UF9VV2Se**

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# Touchstone Community Development District

**Board of Supervisors**

Anson Angail, Chairman  
Gregory Elliot, Vice Chairman  
Timothy Fisher, Assistant Secretary  
Kelly Hanlon, Assistant Secretary  
Corliss Ball, Assistant Secretary

**Staff:**

Alba Sanchez, District Manager  
Michael Broadus, District Counsel  
Todd Amaden, District Engineer  
Devon Craig, Sitex Aquatics

Clay Wright, Inframark Field Service

## Meeting Agenda Tuesday, September 9, 2025 – 8:00 a.m.

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- 1. Call to Order and Roll Call
- 2. Motion to adopt the agenda
- 3. Audience Comments – Three- (3) Minute Time Limit
- 4. Staff Reports
  - A. Field Inspection Report ..... Page 3
    - i. Sustainable Services, Inc – Fence Repair Estimate #2263
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
    - i. Reserve Study Replacement Plan
- 5. Business Items
  - A. Consideration of Illuminations Holiday Lighting Proposal
  - B. Discussion on Folio Management Contract
  - C. Review and Discussion on Inframark Management Contract
  - D. Consideration of Florida Alliance Insurance Contract Renewal
  - E. Consideration of Jayman Enterprises’ Chain Link Fence Proposal
  - F. Consideration of Interior/Exterior Paint Proposals
    - i. Painting by Steve Tercyak
    - ii. Original Florida Painting Co.
    - iii. CertaPro Painters
  - G. General Matters of the District
- 6. Business Administration
  - A. Consideration of Minutes from the Meeting held August 12, 2025..... Page
  - B. Consideration of July 2025 Financial Statements and Check Register ..... Page
- 7. Supervisor Requests
  - A. Review of Florida Highway Patrol (FHP) Reports
- 8. Audience Comments – Three- (3) Minute Time Limit
- 9. Adjournment

*The next meeting is scheduled for Tuesday, October 14, 2025, at 8:00 a.m.*

**District Office:**

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
813-873-7300

**Meeting Location:**

The Touchstone Clubhouse  
4205 Wild Senna Blvd  
Tampa, Florida 33619



## Touchstone CDD

Field Inspection - August 2025

Monday, August 25, 2025

Prepared For Touchstone CDD Board Of Supervisors

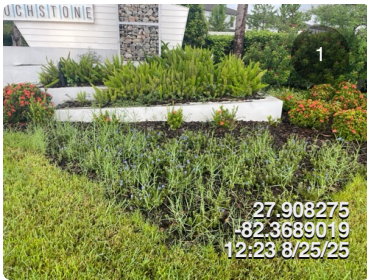
23 Items Identified



### Item 1

Assigned To: Steadfast

The agapanthus suffering from sun scorch will be pruned to promote new growth.



### Item 2

Assigned To: Steadfast

Weeds need to be treated/pulled in the monuments at Camden Field Pkwy and S 78th St.

### Item 3

Assigned To: Steadfast

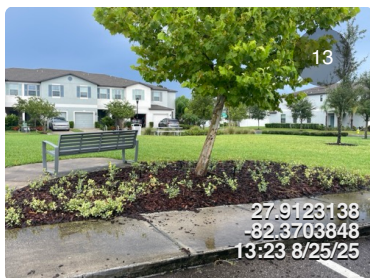
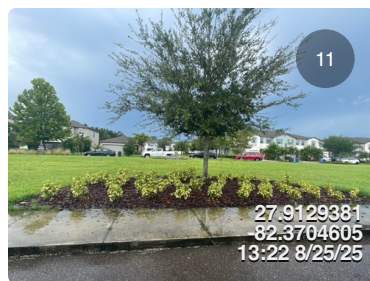
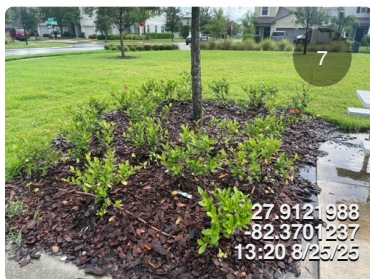
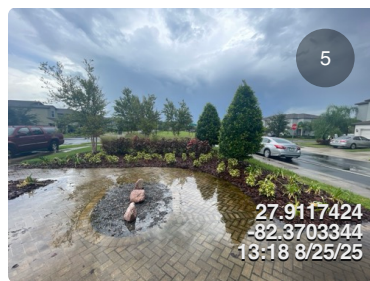
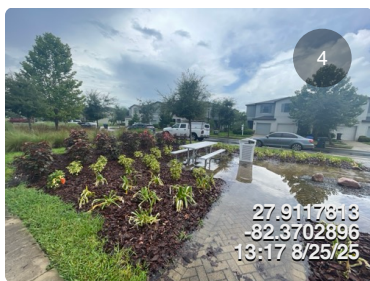
Along S 78th St, the leaning Holly needs to be straightened and weeds/vines need to be removed from the Japanese Blueberries.



### Item 4

Assigned To: Steadfast

The approved landscaping enhancements along Wild Senna Blvd have been completed.





### Item 5

Assigned To: Steadfast

Boulders have been added at Clary Sage Ave to prevent driving on the turf.



### Item 6

Assigned To: Steadfast

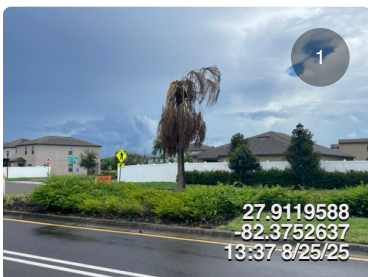
The bank of the wetland on the east side of Daisy Bloom Pl needs to be maintained.



### Item 7

Assigned To: Sitex

Alligator weed and Primrose Willow are overgrown and need to be treated in wetland 1.



### Item 8

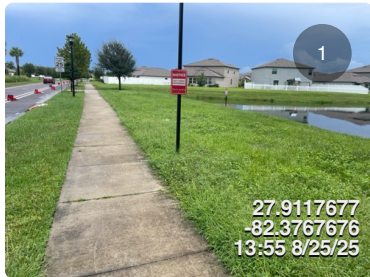
Assigned To: Steadfast

The dead palm needs to be removed on Camden Field Pkwy. Provide a quote if needed.

### Item 9

Assigned To: Steadfast

Turf and landscaping still needs to be maintained during construction along Camden Field Pkwy.



### Item 10

Assigned To: Steadfast

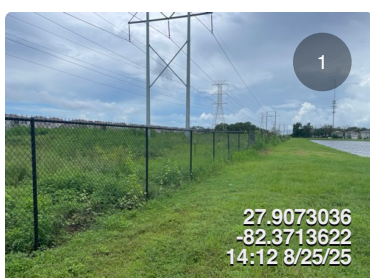
Firebush and other hedges along Camden Field Pkwy need to be trimmed.



### Item 11

Assigned To: Steadfast/City Of Tampa

Steadfast and Tampa Water Department have been notified of a water line break on Wild Senna Blvd. Technicians are being dispatched ASAP.



### Item 12

Assigned To: Inframark

Multiple proposals have been collected for the fence repair along the TECO easement.



### Item 13

Assigned To: Steadfast

Weeds need to be treated/pulled in the landscaping beds at the Norman Oak PI pocket park.



### Item 14

Assigned To: Steadfast

The dead Maple needs to be removed and proposed for replacement at the Norman Oak PI pocket park.

### Item 15

Assigned To: Sitex

Shoreline weeds and trash need to be addressed in ponds 8 and 9.



### Item 16

Assigned To: Steadfast

Weeds need to be treated/pulled in the Spring Snowflake Ave islands.





### Item 18

Assigned To: Steadfast

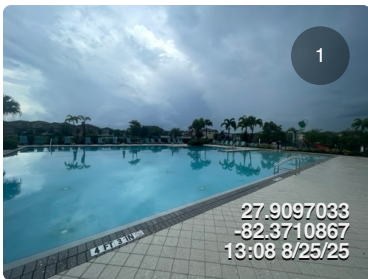
Weeds need to be treated or pulled in the pocket parks on Samuel Ivy Dr.



### Item 19

Assigned To: District Manager

A plumber is needed to diagnose the sump pump in the drainage system at the pool deck.



### Item 20

Assigned To: Folio Management

Both pool pumps have been repaired and are operational.



### Item 21

Assigned To: Steadfast

For the next mulch installation, cypress mulch or a border of perennial peanuts or other low lying shrub should be considered to prevent mulch washouts.



### Item 22

Assigned To: Folio Management

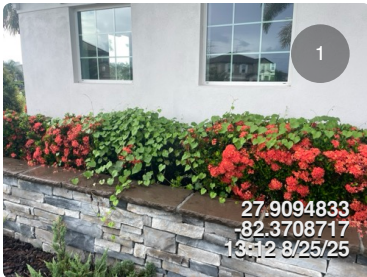
A new magnetic latch will be installed in the gate leading to the splash pad.



### Item 23

Assigned To: Folio Management

The splash pad is now fully operational.



### Item 24

Assigned To: Steadfast

Vines in the Ilex around the clubhouse red to be pulled.

**Sustainable Services, Inc.**  
 701 S Howard Ave # 106-828  
 Tampa, FL 336062473 USA  
 +18132451069  
 rayjrose@icloud.com

# Estimate

**ADDRESS**  
 Touchstone CDD

**SHIP TO**  
 Touchstone CDD

**ESTIMATE #** 2263  
**DATE** 08/26/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fence</b>	<p>Project Scope:                      Provide labor, materials, and equipment for straightening, resetting, repairing, and replacing sections of the existing 6-foot black chain-link fence.</p> <p>Work includes:                      Straightening and resetting leaning sections                      Full replacement of damaged sections                      Repair of bent or leaning areas where feasible                      Ensuring a functional and structurally sound fence upon completion</p> <p>Estimate</p> <p>Total Project Cost (Repair Option:1250 linear feet):                      \$22,060                      Total Project Cost (Replace Option – South Section of East Fence, 200 linear ft. only):                      \$23,725</p> <p>Both options include all necessary labor, materials, and cleanup.</p> <p>Notes</p> <p>The repair option will restore functionality but will not fully return the fence to its original state in certain areas due to bending.</p>	1	23,725.00	23,725.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
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Replacement provides a new, uniform finish with longer life expectancy.  
Timeline and scheduling to be coordinated upon approval.

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TOTAL **\$23,725.00**

Accepted By

Accepted Date

**ILLUMINATIONS HOLIDAY LIGHTING**

Proposal

8606 Herons Cove Pl  
 Tampa, FL 33647  
 Tim Gay

(813) 334-4827

**TO:**  
 Touchstone CDD  
 2005 Pan Am Cir, Suite 300  
 Tampa, FL 33607

JOB DESCRIPTION
Holiday Lighting and Decorations Proposal for Touchstone CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p><b>Front Entrance - Camden Field Pkwy and 78th</b></p> <p><b>Entrance Signs (Entrance and Exit)</b>                      Install clear C9s across the top of sign                      Install clear C9s outlining front sides of rock cage                      Install lighted wreaths with lights and bows on right center of entrance sign</p> <p>Install clear mini lights in 3 Palm trees behind entrance sign</p> <p><b>Amenity Center</b>                      Install warm white, C9s on lower and upper level of the Amenity Center (Clubhouse)</p> <p>Maintenance throughout holiday season</p> <p>Requires 50% Deposit</p>	<p>2,750.00</p> <p>2,850.00</p>
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$5,600.00</b>

- \* Price includes rental of materials, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Please note: Loss of material due to theft or vandalism is reimbursable at cost
- \* Remaining balance of project due upon receipt of invoice after installation.

\_\_\_\_\_  
 Tim Gay  
 PREPARED BY

\_\_\_\_\_  
 8/18/2025  
 DATE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR TOUCHSTONE CDD

\_\_\_\_\_  
 DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Touchstone CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**



FLORIDA INSURANCE ALLIANCE  
DISTRICTS PACKAGE APPLICATION



**Covered Party:** Touchstone Community Development District  
**Mailing Address:** c/o Inframark  
 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

**FEIN:** 82-3044656  
**Physical County:** Hillsborough

**Contact:** Alba Sanchez  
**Title:** District Manager

**Phone:** 813-991-1116  
**Email:** [Alba.Sanchez@inframark.com](mailto:Alba.Sanchez@inframark.com)

**Coverage Term:** 10/1/2025 - 10/1/2026

**Year Entity was established:** 2017

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

**CERTIFICATION**  
 This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

**SIGNATURE:** \_\_\_\_\_  
**TITLE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

For your protection, the following Fraud Warning is required to appear on this application:

**FLORIDA FRAUD STATEMENT**  
 Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Touchstone Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

**Community Development District Supplemental Questions**

- 1 What is the number of Acres within District boundaries? 218
- 2 What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District? [Yellow Box]
- 3 What is the anticipated total number of Housing Units upon completion? 998
- 4 Does the District generally require contracts with a hold harmless agreement and certificates of insurance, including additional insured status, from vendors and contractors that do work for or on behalf of the District? [Yellow Box]

**Public Officials Liability Exposure Questions**

- 1 Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity? NO
- 2 Are there any plans to initiate civil action against others on behalf of the entity? NO
- 3 Does the District have a disability accessibility statement posted on the homepage of your website? YES
- 4 Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA or newer? YES
- 5 Does the District Utilize Volunteer Workers to Perform any work, operations, activities, or services on its behalf? Please enter

**Employment Practices Liability Questions - Required if District has Employees Beyond Board Members**

- 1 Number of Employees (Full Time and Part Time, Other than Board Members) 0
- 2 Does the district have an employee handbook and require employees to acknowledge receipt of the handbook? NO
- 3 Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities) NO

**Cyber Liability Questions**

- 1 Are firewalls and automatically updating antivirus software in force across your network? Yes
- 2 Is all sensitive and confidential information stored on your databases, servers and data files encrypted? Yes
- 3 Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records? No

**Supplemental Cyber Liability Questions - Required if District has Employees**

- 1 Are all users required to complete security training on an annual basis? Please enter
- 2 Does the district use authentication measures for incoming emails? Please enter
- 3 Is multi-factor authentication required for access to user accounts? Please enter
- 4 Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from your network? Please enter

**Auto Liability Exposure Questions - Required if District Owns Autos**

- 1 Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles? [Yellow Box]
- 2 If Yes, how often are MVRs pulled and updated? [Empty Box]  
 At Hire  
 Annually  
 Post Accident



**Property**

<b>Covered Party</b>	Touchstone Community Development District
<b>Coverage Period:</b>	10/1/2025 - 10/1/2026

***District Supplemental Questions***

**1** Does the District Own and Maintain any Boilers

**No**

A boiler is a closed vessel or arrangement of enclosed tubes in which water is heated to supply steam to drive an engine





Workers Compensation Claims Point-of-Contact

Name	
Title	
Email	
Phone Number	

Class Code	Description	Estimated Payroll	Number of Emp	Rate	Estimated Premium
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Manual Premium					\$ -
Increased ELL					\$ 120.00
Subtotal					\$ 120.00

Workplace Safety Credit 2% (Insert Y if applicable)		\$ -
Drug Free Workplace Credit 5% (Insert Y if applicable)		\$ -
Experience Mod	1	
Standard Premium		\$ 120.00
Premium Discount		\$ -
Expense Constant		\$ 160.00
Terrorism		\$ -
Annual		\$ 280.00

**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	<b>Total</b>		\$32,000.00

**Painting by Steve**

**Steve Tercyak**

903 Benninger Drive

Brandon, FL 33510

813-892-4404

License # SP 14611

**Estimate**

**Date:** 8/19/25

**For:** Chris Shelton

**Property:** 4205 Wild Senna Blvd., Tampa

**Phone:** 704-493-3304

**Email:** jshelton@folioam.com

**Description** – Exterior

Repaint exterior walls, trim, doors and ceilings

**Customer:**

Selects color(s) and ensures power washing is completed – we can make recommendations if needed.

**Total: \$7675.00** Price includes paint, supplies, labor, set up & clean up

*Thank you for the opportunity to earn your business!*

## **Painting by Steve**

### **Steve Tercyak**

903 Benninger Drive

Brandon, FL 33510

813-892-4404

License # SP 14611

### **Estimate**

**Date:** 8/19/25

**For:** Chris Shelton

**Property:** 4205 Senna Blvd., Tampa

**Phone:** 704-493-3304

**Email:** jshelton@folioam.com

#### **Description** – Interior

Repaint walls, doors, door jams, baseboards, chair rail, ceilings, crown molding, and windows of the following areas: Ladies Bathroom, 2 Offices, Kitchen, Gathering Room, Entrance, Hallway, Men's Bathroom and Workout Room

#### **Customer:**

Selects color(s)

**Total: \$10,350.00** Price includes paint, supplies, labor, set up & clean up

*Thank you for the opportunity to earn your business!*

# Original Florida Painting Co.



## Owner Information

Name Chris Shelton

Address 4205 Wild Senna Blvd

City, State ZIP Tampa FL 33619

Phone (704) 493-3304

Email Jshelton@folioam.com

Touchstone Clubhouse

Project number #6840

## Contractor Information

Company Original Florida Painting Co.

Name Robert Fleege

Address P.O Box 3418

City, State ZIP Spring Hill, Fl. 34611

Phone 813-860-8661

Email flpaintingcompany@gmail.com

Completion date TBD

## Scope of Work

Original Florida Painting Company, LLC. Shall provide following services:

- Pressure wash exterior of the building, To include the soffit, fascia
- Prep areas for paint. Fill with Elastomeric minor cracks and blemishes. Caulk all windows and doors. Entrench around foundation.
- We will apply a sealer coat of Sherwin Williams Loxon Conditioner to the exterior masonry/stucco/siding walls.
- We will apply 2 finish coats of Sherwin Williams manufactured Paint Satin to the exterior Walls, soffit, fascia, drip line, doors, ceilings, columns, and all exterior trim

ORIGINAL FLORIDA PAINTING COMPANY WILL PROVIDE LABOR AND MATERIALS. NOTE: Original Florida Painting Company, LLC asks that color selections be made no more than 7 days prior to the start of the painting project. This allows us time to acquire the materials for your project. Once you have made your color selections and materials are ordered, any changes after this time will result in a change order and additional costs will be charged\_\_\_\_\_. NOTE: ALL DRY ROT, LOOSE WOOD AND MAJOR STUCCO CRACKS WILL NEED TO BE REPAIRED BEFORE PAINTING CAN BEGIN.

## Not Included

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Original Florida Painting Co. is not responsible for any work outside of the work described above. Any work that is above or beyond the scope of work will result in a change order. Certain colors require more coats of paint, or a primer, and may require additional materials to be purchased to accommodate this process. Any additional paint needed to complete a wall with these colors, will result in a change order for the materials and the labor \_\_\_\_\_. Any removal of wall coverings, pictures, small or large furniture will need to be done prior to the start of the painting project. Please be aware that the air conditioning in your home will need to be on and working while the paint is being applied to your walls. This is to help ensure the paint dries quicker and that the house does not become humid. We use water-based paint with a very low VOC level. However, we may not be able to ensure that the paint will not have an odor. Once the product is dry, any odor should go away.

(Disclaimer: Some textured and popcorn ceilings are brittle and can become damaged from adding paint. we cannot guarantee that the texture or popcorn on the ceilings willPlease see the below warranty information.)

2 Year Warranty Original Florida Painting Company  
No questions asked. We will cover any touch ups or problems with the paint job.

3.5% credit card/debit processing fee applied when card is used as a form of payment. \_\_\_\_\_

### **Company Proposal**

---

We, Original Florida Painitng Co, propose the above scope of work, to be completed by \_\_\_TBA\_\_\_\_\_ for the amount of TOTAL PRICE: \$8,824.93 15% of the total cost will be due at signing of this proposal. The remaining balance will be due upon completion of the job.

8/19/2025

---

**Submitted by ROBERT FLEEGE**

---

**Date**

### **Owner Acceptance**

---

I,Chris Shelton, do accept the above scope of work, proposed to be completed by \_\_\_TBA\_\_\_ for the amount of TOTAL PRICE: \$8,824.93

---

**Submitted by (home owner or authorized representative)**

---

**Date**

# Original Florida Painting Co.



## Owner Information

Name Chris Shelton

Address 4205 Wild Senna Blvd

City, State ZIP Tampa FL 33619

Phone (704) 493-3304

Email Jshelton@folioam.com

Touchstone Clubhouse

Project number #6839

## Contractor Information

Company Original Florida Painting Co.

Name Robert Fleege

Address P.O Box 3418

City, State ZIP Spring Hill, Fl. 34611

Phone 813-860-8661

Email flpaintingcompany@gmail.com

Completion date TBD

## Scope of Work

Original Florida Painting Company, LLC. Shall provide the following services:

- We will correct minor drywall imperfections (such as nail holes, small drywall scrapes or blemishes, patch and repair and prep areas for paint.)
- We will apply a coat of Sherwin Williams primer to the interior walls/ceilings/trim if needed to achieve the desired color change\_\_\_\_\_. Use of primer or stain blocker could affect price upon job completion.
- We will apply two coats if needed of Sherwin Williams Paint Eggshell Finish to the interior walls in the following areas: Entryway, main room, hallways, bathroom, one, bathroom, two, office one, office two, exercise room.
- We will apply 2 coats if needed of Sherwin Williams manufactured Trim Paint Semi Gloss to the interior crown molding/wall trim/window trim in the following areas:Entryway, main room, hallways, bathroom, one, bathroom, two, office one, office two, exercise room.
- We will apply 2 coats if needed of Sherwin Williams manufactured Flat Ceiling Paint to the interior ceilings in the following areas:Entryway, main room, hallways, bathroom, one, bathroom, two, office one, office two, exercise room.

ORIGINAL FLORIDA PAINTING COMPANY WILL PROVIDE LABOR AND MATERIALS. NOTE: Original Florida Painting Company, LLC asks that color selections be made no more than 7 days prior to the start of the painting project. This allows us time to acquire the materials for your project. Once you have made your color selections and materials are ordered, any changes after this time will result in a change order and additional costs will be charged.

## Not Included



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(Disclaimer: Some textured and popcorn ceilings are brittle and can become damaged from adding paint. we cannot guarantee that the texture or popcorn on the ceilings willPlease see the below warranty information.)

2 Year Warranty Original Florida Painting Company  
No questions asked. We will cover any touch ups or problems with the paint job.

3.5% credit card/debit processing fee applied when card is used as a form of payment. \_\_\_\_\_

## Company Proposal

We, Original Florida Painitng Co, propose the above scope of work, to be completed by \_\_\_TBA\_\_\_\_\_ for the amount of TOTAL PRICE: \$10,193.00 15% of the total cost will be due at signing of this proposal. The remaining balance will be due upon completion of the job.

8/19/2025

Submitted by ROBERT FLEEGE

Date

## Owner Acceptance

I,Chris Shelton, do accept the above scope of work, proposed to be completed by \_\_\_TBA\_\_\_ for the amount of TOTAL PRICE: \$10,193.00

Submitted by (home owner or authorized representative)

Date

# Original Florida Painting Co.



## Owner Information

Name Chris Shelton

Address 4205 Wild Senna Blvd

City, State ZIP Tampa FL 33619

Phone (704) 493-3304

Email Jshelton@folioam.com

Touchstone Clubhouse

Project number #6841

## Contractor Information

Company Original Florida Painting Co.

Name Robert Fleege

Address P.O Box 3418

City, State ZIP Spring Hill, Fl. 34611

Phone 813-860-8661

Email flpaintingcompany@gmail.com

Completion date TBD

## Scope of Work

Original Florida Painting Company, LLC. Shall provide the following services:

- We will hang 54 linear feet of baseboards.
- We will caulk and fill nail holes on new baseboards.
- We will replace trim around single ma.
- All construction debris will be placed in black construction garbage bags, and disposed of by the homeowner.

ORIGINAL FLORIDA PAINTING COMPANY WILL PROVIDE LABOR AND MATERIALS. NOTE: Original Florida Painting Company, LLC asks that color selections be made no more than 7 days prior to the start of the painting project. This allows us time to acquire the materials for your project. Once you have made your color selections and materials are ordered, any changes after this time will result in a change order and additional costs will be charged.

## Not Included

Original Florida Painting Co. is not responsible for any work outside of the work described above. Any work that is above or beyond the scope of work will result in a change order. Certain colors require more coats of paint, or a primer, and may require additional materials to be purchased to accommodate this process. Any additional paint needed to complete a wall with these colors, will result in a change order for the materials and the labor \_\_\_\_\_. Any removal of wall coverings, pictures, small or large furniture will need to be done prior to the start of the painting project. Please be aware that the air conditioning in your home will need to be on and working while the paint is being applied to your walls. This is to help ensure the paint dries quicker and that the house does not become humid. We use water-based paint with a very low VOC level. However, we may not be able to ensure that the paint will not have an odor. Once the product is dry, any odor should go away.

(Disclaimer: Some textured and popcorn ceilings are brittle and can become damaged from adding paint. we cannot guarantee that the texture or popcorn on the ceilings willPlease see the below warranty information.)

2 Year Warranty Original Florida Painting Company  
No questions asked. We will cover any touch ups or problems with the paint job.

3.5% credit card/debit processing fee applied when card is used as a form of payment. \_\_\_\_\_

**Company Proposal**

We, Original Florida Painitng Co, propose the above scope of work, to be completed by \_\_\_TBA\_\_\_\_\_ for the amount of TOTAL PRICE: \$700.00 15% of the total cost will be due at signing of this proposal. The remaining balance will be due upon completion of the job.

	8/19/2025
<b>Submitted by ROBERT FLEEGE</b>	<b>Date</b>

**Owner Acceptance**

I,Chris Shelton, do accept the above scope of work, proposed to be completed by \_\_\_TBA\_\_\_ for the amount of TOTAL PRICE: \$700.00

<b>Submitted by (home owner or authorized representative)</b>	<b>Date</b>

## JOB SITE

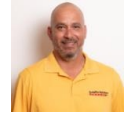
### The Touchstone Clubhouse Comm-Ext

4205 Wild Senna Blvd  
Tampa, FL 33619  
704-493-3304  
jshelton@homeriver.com

## PREPARED BY

### Jeremy Grechika

Commercial Sales Associate  
813 956-9985  
jeremygrechika@certapro.com



## CLIENT

### The Touchstone Clubhouse

4205 Wild Senna Blvd  
Tampa, FL 33619  
704-493-3304  
jshelton@homeriver.com

## CLIENT CONTACTS

Chris Shelton  
M: 704-493-3304  
E: jshelton@homeriver.com

## PRICING:

Base Price:	\$0.00
Exterior Painting	\$10,395.00
Interior Painting	\$5,200.00
<b>Subtotal:</b>	<b>\$15,595.00</b>
<b>Total:</b>	<b>\$15,595.00</b>

## GENERAL SCOPE OF WORK

Established in 1994, CertaPro Painters has been a trusted name in the Tampa industry for over three decades. With a stellar reputation for excellence and customer satisfaction, we have garnered *1,243 Google Reviews with an outstanding 4.9 rating*. Our commitment to delivering a superior project experience that stands the test of time is unwavering.

At CertaPro Painters, we stand behind the quality of our work by offering a comprehensive warranty that ensures that our clients receive not only exceptional service but also long-lasting results that they can rely on.

Our mission is to simplify the painting or repair process for our clients, making it as seamless and stress-free as possible. When you choose CertaPro Painters, you can trust that your property is in good hands. Our skilled team is dedicated to completing every job to the highest standards and completed with quick turnaround around time as promised on proposal.

### Scope of Work:

- CertaPro Painters will cover and protect all non-painted surfaces.
- Special attention will be given to addressing all stucco cracks using concrete and masonry elastomeric patch.
- CertaPro Painters will caulk windows with open gaps and cracks.

### •EXTERIOR PAINTING PROCESS (4 STEPS):

1. Pressure Wash
2. Prep
3. Prime-Sherwin Williams Loxon Acrylic Primer Sealer
4. Paint-Sherwin Williams Latitude Exterior Satin. Certapro Painters will spray and back-roll stucco surfaces.

### SURFACES INCLUDED:

Walls  
Trim & Trim Band  
Dormer  
Corbels  
Soffit/Fascia

Gutters  
Downspouts  
Window Sills  
Front Entry Ceiling  
Lanai Walls, Ceiling, Pillars  
Rest Room Doors  
Prev Painted Back Door

•CertaPro Painters will NOT•

- Paint window frames
- Any unmentioned surfaces

•All Pressure Washing around windows and front door- Special attention not using high pressure- Hand Clean areas as needed to prevent water inside.

•Client Responsibilities:

- \*CertaPro Painters to use water and electricity as needed:
- \*Move Cars away from driveway during the painting of exterior

INTERIOR PAINTING

**Scope of Work:**

- CertaPro Painters will cover and protect all non-painted surfaces.

**\*This Proposal interior will include the following:**

- \*Men's Restroom
- \*Woman's Restroom
- \*Fitness Center

**Surfaces Included:**

Walls, Baseboards, Ceilings, Doors, Door Jambs, Window Trim

**Estimate Notes:**

CertaPro Painters will caulk the gaps at the top of the baseboards in the fitness center and will purchase a small piece of quarter round, cut it to size, and reinstall.

We will remove three screws behind the treadmill and patch the holes.

We will repair a small drywall patch behind one of the treadmills.

**The following doors will be painted:**

- Fitness Center Entry Doors
- Fitness Center Exit Door Jambs
- Fitness Center Closet Door
- Restroom Entry Doors
- Restroom Closet Doors
- Restroom Exit Doors

**\*\*SURFACES EXCLUDED FROM PAINTING:\*\***

- Closets
- Any other rooms or surfaces not mentioned

**PRODUCTS:\*\***

- Sherwin Williams Duration Home Interior Matte for walls
- Sherwin Williams ProMar 200 Flat for ceiling paint
- Sherwin Williams Proclassic Sg for baseboards, doors, door jambs, window trim

**•CERTAPRO PAINTERS CORE VALUES:**

- Deliver What We Promise
- Have Pride In What We Do
- Respect the Individual

••Wall Preparation: All walls being painted include wall preparation based what is visible at time of estimate, Under current sheen level conditions, based on PDCA established standards. Unless specifically requested and noted on this proposal, wall preparation does not include repairing nail pops, removing wall anchors, wall indents, uneven drywall seams, prior patches or texture inconsistencies. Please note if you choose a higher sheen level of paint to be used other than flat, such as Matte, Low Luster, Eggshell or Semi-Gloss Finish, It is possible these wall imperfections may become more visible••

**•COORDINATION LOGISTICS•**

To ensure a smooth and efficient painting process, we emphasize the importance of effective coordination logistics. Our team will:

- Conduct a thorough assessment of the project to determine the scope of work, required materials, and any specific logistical considerations.
- Collaborate with you or designated point of contact to establish clear lines of communication.
- Implement efficient workflows and task sequencing to meet painting milestones and deadlines.
- Regularly review progress and adjust the logistics plan as needed to ensure optimal efficiency as promised.

**•DAILY UPDATES•**

We believe in transparent and open communication with our clients. To keep you informed and involved throughout the painting project, we will:

- Provide daily updates on the progress of the work, including completed tasks, ongoing activities, and any potential challenges or changes.
- Address any questions or concerns promptly, either through regular progress meetings or via phone, email, or your preferred communication channel.
- Keep you informed about any schedule adjustments, such as weather-related delays or unforeseen circumstances, and propose appropriate solutions or alternatives.
- Maintain a dedicated point of contact who will be available to answer your queries and provide updates throughout the project.

**•RESIDENTS SAFETY•**

The safety and well-being of the residents of the home is paramount to us. To ensure a safe working environment, we will:

- Conduct a comprehensive risk assessment before commencing the painting project to identify potential hazards and implement appropriate safety measures.
- Clearly communicate safety protocols and guidelines to our team members, ensuring they follow industry standards and regulations.
- Establish designated work areas identified first day of work on your home.
- Clean up the work area at the end of each day to maintain a safe and tidy environment for both resident and our team.

**SURFACE PREPARATION**

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**STANDARD LEVEL OF PREP**

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Window glazing if we are painting windows.
- Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
- Masonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

**CLEAN UP**

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Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

**PROPOSAL AND COLOR SPECIFICATIONS**

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Surface/Item	Product	Paint / Primer Coats	Color
<b>Included Details</b>			
<b>Exterior Painting</b>			
<b>Interior Painting</b>			

**ADDENDUM - ALL PICTURES**

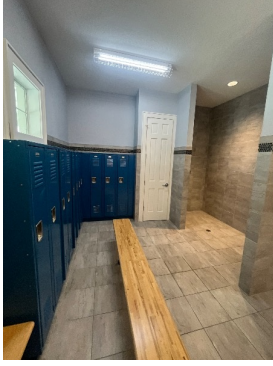
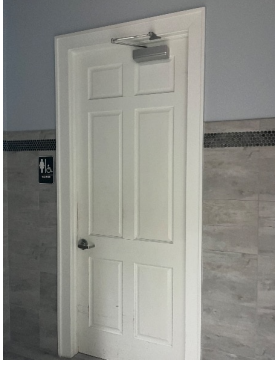
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Door Excluded

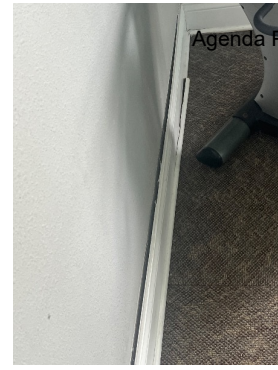


Door excluded









## NOTES

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OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.
- PAYMENT METHODS:
  - We accept checks, e-checks and all major credit cards (3% credit card processing fee).
  - If paying with check, please make check out to CertaPro Painters and give check to the Job Site Supervisor assigned to your project. If paying by credit card or e-check, please contact our office at 813-936-9242

## ADDITIONAL NOTES

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### PICKING YOUR COLORS

Once Colors Selected. Samples applied upon request

### ROTTING WOOD

If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

### CUSTOMER RESPONSIBILITIES:

Please trim back shrubs and foliage that may be blocking access to building. Remove loose items from the Lanai and Front Porches. Please make sure your sprinkler systems are set to OFF while your building is being painted. Customer to provide access to water and electricity as needed.

\*The cost for additional work will need to be approved and signed off by Customer prior to starting \*

## SIGNATURES

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07/17/2025

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

**PROPERTY PHOTO AND VIDEO RELEASE**

By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

**PAYMENT DETAILS**

**Payment is due:** In full upon job completion

**COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT**

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

**ATTENTION CLIENT:**

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

**NOTICE OF CANCELLATION**

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Jay Grechika**

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

**LIMITED TWO YEAR WARRANTY**

**Peace of Mind with our Two-Year Limited Warranty**

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to [customersforlife@certapro.com](mailto:customersforlife@certapro.com) or call (800) 462-3782.

**Warranty Limitations**

This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear
  - abnormal use or misuse
  - peeling of layers of paint existing prior to the work performed by CertaPro Painters
  - design, structural, or other latent defects
  - settling or movement
  - moisture content of the substrate
  - nail pops or other imperfections in siding or trim
  - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.

August 12, 2025 Meeting Minutes to  
be Sent Under Separate Cover

# Touchstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 July 31, 2025  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	SUB CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>										
Cash - Operating Account	\$ 804,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 804,136
Cash in Transit	-	2,487	4,239	3,850	-	-	-	-	-	10,576
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	235
Due From Other Funds	771	-	256	-	-	1	-	-	-	1,028
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
<b>TOTAL ASSETS</b>	<b>\$ 808,333</b>	<b>\$ 390,740</b>	<b>\$ 644,656</b>	<b>\$ 514,899</b>	<b>\$ 28,375</b>	<b>\$ 1</b>	<b>\$ 651</b>	<b>\$ 12,228,196</b>	<b>\$ 20,800,000</b>	<b>\$ 35,415,851</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of July 31, 2025  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	SUB CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>LIABILITIES</b>										
Accounts Payable	\$ 9,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,436
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	-	403	-	625	-	-	-	-	-	1,028
<b>TOTAL LIABILITIES</b>	<b>9,436</b>	<b>403</b>	<b>-</b>	<b>625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,800,000</b>	<b>20,810,464</b>
<b>FUND BALANCES</b>										
Nonspendable:										
Prepaid Trustee Fees	2,613	-	-	-	-	-	-	-	-	2,613
Restricted for:										
Debt Service	-	390,337	644,656	514,274	28,375	-	-	-	-	1,577,642
Capital Projects	-	-	-	-	-	1	651	-	-	652
Assigned to:										
Operating Reserves	750,486	-	-	-	-	-	-	-	-	750,486
Unassigned:	45,798	-	-	-	-	-	-	12,228,196	-	12,273,994
<b>TOTAL FUND BALANCES</b>	<b>798,897</b>	<b>390,337</b>	<b>644,656</b>	<b>514,274</b>	<b>28,375</b>	<b>1</b>	<b>651</b>	<b>12,228,196</b>	<b>-</b>	<b>14,605,387</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 808,333</b>	<b>\$ 390,740</b>	<b>\$ 644,656</b>	<b>\$ 514,899</b>	<b>\$ 28,375</b>	<b>\$ 1</b>	<b>\$ 651</b>	<b>\$ 12,228,196</b>	<b>\$ 20,800,000</b>	<b>\$ 35,415,851</b>



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 3,954	\$ 3,954	0.00%
Rental Income	-	6,070	6,070	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	-	455	455	0.00%
<b>TOTAL REVENUES</b>	<b>1,032,009</b>	<b>1,058,049</b>	<b>26,040</b>	<b>102.52%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,600	5,400	55.00%
ProfServ-Trustee Fees	15,785	15,785	-	100.00%
Disclosure Report	10,000	8,333	1,667	83.33%
District Counsel	15,000	16,293	(1,293)	108.62%
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	33	2,967	1.10%
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	1,993	507	79.72%
Bank Fees	750	-	750	0.00%
Website Administration	1,854	4,007	(2,153)	216.13%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	175	275	38.89%
<b>Total Administration</b>	<b>174,883</b>	<b>155,342</b>	<b>19,541</b>	<b>88.83%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	140,000	125,751	14,249	89.82%
<b>Total Electric Utility Services</b>	<b>140,000</b>	<b>125,751</b>	<b>14,249</b>	<b>89.82%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	15,000	14,919	81	99.46%
<b>Total Water-Sewer Comb Services</b>	<b>15,000</b>	<b>14,919</b>	<b>81</b>	<b>99.46%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>Utilities</u></b>				
Utilities-Clubhouse	25,000	2,515	22,485	10.06%
<b>Total Utilities</b>	<b>25,000</b>	<b>2,515</b>	<b>22,485</b>	<b>10.06%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	12,000	11,500	500	95.83%
Landscape Maintenance	224,000	219,909	4,091	98.17%
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	5,014	14,986	25.07%
Irrigation Maintenance	15,000	1,829	13,171	12.19%
<b>Total Other Physical Environment</b>	<b>347,500</b>	<b>265,874</b>	<b>81,626</b>	<b>76.51%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	3,000	-	3,000	0.00%
<b>Total Road and Street Facilities</b>	<b>3,000</b>	<b>-</b>	<b>3,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Payroll Taxes	27,500	28,581	(1,081)	103.93%
Amenity Center Cleaning & Supplies	1,500	8,037	(6,537)	535.80%
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	14,988	(9,988)	299.76%
R&M-Gate	1,000	450	550	45.00%
R&M-Pools	30,000	27,378	2,622	91.26%
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	26,147	(5,147)	124.51%
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%
<b>Total Parks and Recreation</b>	<b>279,200</b>	<b>205,716</b>	<b>73,484</b>	<b>73.68%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b><u>Reserves</u></b>				
Capital Reserve	47,426	47,426	-	100.00%
<b>Total Reserves</b>	<b>47,426</b>	<b>47,426</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,032,009</b>	<b>817,543</b>	<b>214,466</b>	<b>79.22%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	240,506	240,506	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>558,391</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 798,897</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,229	\$ 15,229	0.00%
Special Assmnts- Tax Collector	330,050	339,168	9,118	102.76%
<b>TOTAL REVENUES</b>	<b>330,050</b>	<b>354,397</b>	<b>24,347</b>	<b>107.38%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	220,050	222,150	(2,100)	100.95%
<b>Total Debt Service</b>	<b>330,050</b>	<b>332,150</b>	<b>(2,100)</b>	<b>100.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>330,050</b>	<b>332,150</b>	<b>(2,100)</b>	<b>100.64%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	22,247	22,247	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1,360	1,360	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,360</b>	<b>1,360</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 23,607	\$ 23,607	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>366,730</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 390,337</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 21,588	\$ 21,588	0.00%
Special Assmnts- Tax Collector	565,456	576,934	11,478	102.03%
<b>TOTAL REVENUES</b>	<b>565,456</b>	<b>598,522</b>	<b>33,066</b>	<b>105.85%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	215,000	210,000	5,000	97.67%
Interest Expense	350,456	353,738	(3,282)	100.94%
<b>Total Debt Service</b>	<b>565,456</b>	<b>563,738</b>	<b>1,718</b>	<b>99.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>565,456</b>	<b>563,738</b>	<b>1,718</b>	<b>99.70%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	34,784	34,784	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	2	2	0.00%
Operating Transfers-Out	-	(3,309)	(3,309)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(3,307)</b>	<b>(3,307)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 31,477</u>	<u>\$ 31,477</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>613,179</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 644,656</b></u>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 18,072	\$ 18,072	0.00%
Special Assmnts- Tax Collector	456,988	472,207	15,219	103.33%
<b>TOTAL REVENUES</b>	<b>456,988</b>	<b>490,279</b>	<b>33,291</b>	<b>107.28%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	100,000	100,000	-	100.00%
Interest Expense	356,988	359,238	(2,250)	100.63%
<b>Total Debt Service</b>	<b>456,988</b>	<b>459,238</b>	<b>(2,250)</b>	<b>100.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>456,988</b>	<b>459,238</b>	<b>(2,250)</b>	<b>100.49%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	31,041	31,041	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	36,068	36,068	0.00%
Operating Transfers-Out	-	(31,901)	(31,901)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,167</b>	<b>4,167</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 35,208</u>	<u>\$ 35,208</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>479,066</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 514,274</b></u>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 897	\$ 897	0.00%
Special Assmnts- Tax Collector	53,563	53,479	(84)	99.84%
<b>TOTAL REVENUES</b>	<b>53,563</b>	<b>54,376</b>	<b>813</b>	<b>101.52%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	10,000	10,000	-	100.00%
Interest Expense	43,563	43,813	(250)	100.57%
<b>Total Debt Service</b>	<b>53,563</b>	<b>53,813</b>	<b>(250)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>53,563</b>	<b>53,813</b>	<b>(250)</b>	<b>100.47%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	563	563	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	31,901	31,901	0.00%
Operating Transfers-Out	-	(32,502)	(32,502)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(601)</b>	<b>(601)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (38)</u>	<u>\$ (38)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>28,413</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 28,375</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating Transfers-Out	-	(61)	(61)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	<b>(61)</b>	<b>(61)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (61)</u>	<u>\$ (61)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>62</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1</b></u>		



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating Transfers-Out	-	(2)	(2)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	(2)	(2)	0.00%
Net change in fund balance	\$ -	\$ (2)	\$ (2)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		2		
<b>FUND BALANCE, ENDING</b>		<u>\$ -</u>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>20</b>	<b>20</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	20	20	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1,556)	(1,556)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1,556)</b>	<b>(1,556)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (1,536)</u>	<u>\$ (1,536)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>2,187</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 651</u></b>		

# Bank Account Statement

Touchstone CDD

**Bank Account No.** 1885  
**Statement No.** 07-25

**Statement Date** 07/31/2025

<b>G/L Account No. 101001 Balance</b>	804,135.65	<b>Statement Balance</b>	828,093.45
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	828,093.45
<b>Subtotal</b>	804,135.65	<b>Outstanding Checks</b>	-23,957.80
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	804,135.65
<b>Ending G/L Balance</b>	804,135.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
07/07/2025		JE001200	Rental Income	Deposits	955.00	955.00	0.00
07/17/2025		JE001201	Interest - Tax Collector	Interest - Tax Collector	203.87	203.87	0.00
07/28/2025		JE001232	Miscellaneous Revenues	Deposits	1,720.00	1,720.00	0.00
07/10/2025		JE001233	Miscellaneous Revenues	Return deposit	25.00	25.00	0.00
<b>Total Deposits</b>					2,903.87	2,903.87	0.00
<b>Checks</b>							
							0.00
06/11/2025	Payment	2008	ANSON THOMAS ANGAIL	Payment of Invoice 001771	-200.00	-200.00	0.00
06/25/2025	Payment	100106	JNJ CLEANING SERVICES	Inv: 0572	-1,715.00	-1,715.00	0.00
06/25/2025	Payment	100107	STRALEY ROBIN VERICKER	Inv: 26733	-1,520.00	-1,520.00	0.00
06/25/2025	Payment	100108	INFRAMARK LLC	Inv: 151877	-2.76	-2.76	0.00
06/25/2025	Payment	100109	COMPLETE I.T.	Inv: 16400	-103.23	-103.23	0.00
07/02/2025	Payment	300048	COMMUNICATION S ACH	Inv: 2733012061525-ACH	-281.37	-281.37	0.00
07/08/2025	Payment	2014	ANSON THOMAS ANGAIL	Payment of Invoice 001799	-200.00	-200.00	0.00
07/08/2025	Payment	2015	GREGORY L. ELLIOT	Payment of Invoice 001798	-200.00	-200.00	0.00
07/08/2025	Payment	2016	JEREMY M. FIELDS	Payment of Invoice 001791	-2,500.00	-2,500.00	0.00
07/08/2025	Payment	2017	KELLY O HANLON JR.	Payment of Invoice 001796	-200.00	-200.00	0.00
07/08/2025	Payment	2018	TIMOTHY FISHER	Payment of Invoice 001797	-200.00	-200.00	0.00
07/09/2025	Payment	100111	COMPLETE I.T.	Inv: 16994	-101.70	-101.70	0.00
07/09/2025	Payment	100112	SPEAREM ENTERPRISES LLC	Inv: 6223	-250.00	-250.00	0.00
07/09/2025	Payment	100113	SITEX AQUATICS	Inv: 9921-b	-1,150.00	-1,150.00	0.00
07/09/2025	Payment	100114	INFRAMARK LLC	Inv: 153016	-5,593.33	-5,593.33	0.00

# Bank Account Statement

Touchstone CDD

**Bank Account No.** 1885  
**Statement No.** 07-25

**Statement Date** 07/31/2025

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
07/15/2025	Payment	2019	TOUCHSTONE CDD	Payment of Invoice 001801	-10,567.33	-10,567.33	0.00
07/15/2025	Payment	100115	PHANTOM FITNESS SERVICES	Inv: INV05292025-T-A	-414.38	-414.38	0.00
07/15/2025	Payment	100116	JEREMY M. FIELDS	Inv: 199	-2,500.00	-2,500.00	0.00
07/16/2025	Payment	300049	CITY OF TAMPA UTILITIES ACH	Inv: 070225-8519-ACH	-1,989.45	-1,989.45	0.00
07/24/2025	Payment	100117	HEDRICK AIR, LLC STEADFAST	Inv: 15206	-7,700.00	-7,700.00	0.00
07/24/2025	Payment	100120	CONTRACTORS ALLIANCE	Inv: SA-13713, Inv: SA-13714	-9,515.00	-9,515.00	0.00
07/24/2025	Payment	100123	JEREMY M. FIELDS	Inv: 200, Inv: 201	-5,000.00	-5,000.00	0.00
07/29/2025	Payment	300050	TECO TAMPA ELECTRIC ACH	Inv: 070825-1554-ACH	-1,186.35	-1,186.35	0.00
07/29/2025	Payment	300051	TECO TAMPA ELECTRIC ACH	Inv: 070825-7573-ACH	-832.59	-832.59	0.00
07/29/2025	Payment	300052	TECO TAMPA ELECTRIC ACH	Inv: 070825-2751-ACH	-1,308.35	-1,308.35	0.00
07/29/2025	Payment	300053	TECO TAMPA ELECTRIC ACH	Inv: 070825-9474-ACH	-326.25	-326.25	0.00
07/29/2025	Payment	300054	TECO TAMPA ELECTRIC ACH	Inv: 070825-0846-ACH	-1,358.73	-1,358.73	0.00
07/29/2025	Payment	300055	TECO TAMPA ELECTRIC ACH	Inv: 070825-7385-ACH	-7,698.89	-7,698.89	0.00
07/29/2025	Payment	300056	TECO TAMPA ELECTRIC ACH	Inv: 070825-9768-ACH	-18.74	-18.74	0.00
07/30/2025	Payment	100124	ALVAREZ PLUMBING COMPANY	Inv: 67215	-89.00	-89.00	0.00
07/31/2025	Payment	300057	BOCC ACH	Inv: 071025-5608-ACH	-1,242.67	-1,242.67	0.00
07/10/2025		JE001233	Other Miscellaneous Revenues	Return deposit	-25.00	-25.00	0.00
07/10/2025		JE001234	Other Miscellaneous Revenues	Return Deposit Item	-25.00	-25.00	0.00
<b>Total Checks</b>					-66,015.12	-66,015.12	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
07/09/2025	Payment	100110	HOME RIVER GROUP	Inv: 234186			-19,350.15
07/24/2025	Payment	100118	ADMIRAL FURNITURE, LLC	Inv: A-152378			-2,439.20
07/24/2025	Payment	100119	AMERICA'S SWIMMING POOLS CO.	Inv: 27701			-1,250.00
07/24/2025	Payment	100121	SPEAREM ENTERPRISES LLC	Inv: 6238			-250.00
07/24/2025	Payment	100122	INFRAMARK LLC	Inv: 154351			-3.45
07/30/2025	Payment	100125	AMERICA'S SWIMMING POOLS CO.	Inv: 27737			-665.00
<b>Total Outstanding Checks</b>							-23,957.80

# Bank Account Statement

Touchstone CDD

**Bank Account No.** 1885

**Statement No.** 07-25

**Statement Date** 07/31/2025

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**Outstanding Deposits**

**Total Outstanding Deposits**

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(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
<b>GENERAL FUND - 001</b>									
001	100110	07/09/25	V00047	HOME RIVER GROUP	234186	EMPLOYEE PAYROLL AND TAXES June 2025	ONSITE PAYROLL	534215-57201	\$14,124.20
001	100110	07/09/25	V00047	HOME RIVER GROUP	234186	EMPLOYEE PAYROLL AND TAXES June 2025	paroll	521004-53908	\$5,225.95
001	100111	07/09/25	V00075	COMPLETE I.T.	16994	July 2025 Monthly google gmail vault	website	549936-51301	\$101.70
001	100112	07/09/25	V00021	SPEAREM ENTERPRISES LLC	6223	june 2025 dog stations	EMPTY TRASH CANS	546001-57201	\$250.00
001	100113	07/09/25	V00031	SITEX AQUATICS	9921-B	July 2025 lake management	WATERWAY	531085-53908	\$1,150.00
001	100114	07/09/25	V00034	INFRAMARK LLC	153016	July 2025 Management Contract	MANAGEMENT FEE	531142-51301	\$833.33
001	100114	07/09/25	V00034	INFRAMARK LLC	153016	July 2025 Management Contract	MANAGEMENT FEE	531150-51301	\$3,862.50
001	100114	07/09/25	V00034	INFRAMARK LLC	153016	July 2025 Management Contract	MANAGEMENT FEE	532001-51301	\$772.50
001	100114	07/09/25	V00034	INFRAMARK LLC	153016	July 2025 Management Contract	MANAGEMENT FEE	549936-51301	\$125.00
001	100115	07/15/25	V00071	PHANTOM FITNESS SERVICES	INV05292025-T-A	May 2025 GYM PM services	PM notice	546516-53908	\$414.38
001	100116	07/15/25	V00081	JEREMY M. FIELDS	199	Touchstone Security 6.30-7.5.25	fhp SECURITY	546479-53908	\$2,500.00
001	100117	07/24/25	V00079	HEDRICK AIR, LLC	15206	June 2025 replaced old unit with 5hp ton	AC	546001-53908	\$7,700.00
001	100118	07/24/25	V00078	ADMIRAL FURNITURE, LLC	A-152378	final release of 50% balance	ADMIRAL	546074-53908	\$2,439.20
001	100119	07/24/25	V00082	AMERICA'S SWIMMING POOLS CO.	27701	July 2025 ASP Commercial Swimming pool	pool services	546074-53908	\$1,250.00
001	100120	07/24/25	V00008	STEADFAST CONTRACTORS ALLIANCE	SA-13714	July 2025 remove oak tree blocking the stop sign	LANDSCAPE SERVICES	546300-53908	\$1,015.00
001	100120	07/24/25	V00008	STEADFAST CONTRACTORS ALLIANCE	SA-13713	July 2025	LANDSCAPE SERVICES	546300-53908	\$8,500.00
001	100121	07/24/25	V00021	SPEAREM ENTERPRISES LLC	6238	July 2025 Dog stations	EMPTY TRASH CANS	546001-57201	\$250.00
001	100122	07/24/25	V00034	INFRAMARK LLC	154351	July 2025 management contract	postage	541024-51301	\$3.45
001	100123	07/24/25	V00081	JEREMY M. FIELDS	200	FHP patrol July 2025	fhp patrol	546479-53908	\$2,500.00
001	100123	07/24/25	V00081	JEREMY M. FIELDS	201	July 20 2025 FHP patrols	fhp	546479-53908	\$2,500.00
001	100124	07/30/25	V00065	ALVAREZ PLUMBING COMPANY	67215	July 2025 plumbing repair	ac	546516-53908	\$89.00
001	100125	07/30/25	V00082	AMERICA'S SWIMMING POOLS CO.	27737	PRO-rated commercial pool service	commercial pool	546074-53908	\$665.00
001	2014	07/08/25	V00019	ANSON THOMAS ANGAIL	AA-070825	BOARD 7/8/25	Supervisor Fees	511100-51101	\$200.00
001	2015	07/08/25	V00022	GREGORY L. ELLIOT	GE-070825	BOARD 7/8/25	Supervisor Fees	511100-51101	\$200.00
001	2016	07/08/25	V00081	JEREMY M. FIELDS	198	June 28 FHP officer report	fhp	546479-53908	\$2,500.00
001	2017	07/08/25	V00070	KELLY O HANLON JR.	KH-070825	BOARD 7/8/25	Supervisor Fees	511100-51101	\$200.00
001	2018	07/08/25	V00041	TIMOTHY FISHER	TF-070825	BOARD 7/8/25	Supervisor Fees	511100-51101	\$200.00
001	300048	07/02/25	V00049	CHARTER COMMUNICATIONS ACH	2733012061525-ACH	June 15-July 14 Spectrum	INTERNET	543059-57201	\$1,281.37
001	300049	07/16/25	V00045	CITY OF TAMPA UTILITIES ACH	070225-8519-ACH	City of Tampa Water July 2025	WATER	543018-53600	\$1,989.45
001	300050	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-1554-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$1,186.35
001	300051	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-7573-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$832.59
001	300052	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-2751-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$1,308.35
001	300053	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-9474-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$326.25
001	300054	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-0846-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$1,358.73
001	300055	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-7385-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$7,698.89
001	300056	07/29/25	V00032	TECO TAMPA ELECTRIC ACH	070825-9768-ACH	July 2025 TECO	ELECTRIC	543041-53100	\$18.74
001	300057	07/31/25	V00038	BOCC ACH	071025-5608-ACH	July 10 2025 bocc	WATER	543018-53600	\$1,242.67
<b>Fund Total</b>									<b>\$75,814.60</b>

**SERIES 2018 DEBT SERVICE FUND - 200**

200	2019	07/15/25	V00033	TOUCHSTONE CDD	06182025-728	FY25 TAX DIST ID 728	SERIES 2018 FY 25 TAX DIST ID 728	103200	\$2,486.74
<b>Fund Total</b>									<b>\$2,486.74</b>

**SERIES 2019 DEBT SERVICE FUND - 201**

201	2019	07/15/25	V00033	TOUCHSTONE CDD	06182025-728	FY25 TAX DIST ID 728	SERIES 2019 FY 25 TAX DIST ID 728	103200	\$4,230.18
<b>Fund Total</b>									<b>\$4,230.18</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(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
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**SERIES 2022A-1 DEBT SERVICE FUND - 203**

203	2019	07/15/25	V00033	TOUCHSTONE CDD	06182025-728	FY25 TAX DIST ID 728	SERIES 2022 FY 25 TAX DIST ID 728	103200	\$3,850.41
								<b>Fund Total</b>	<b>\$3,850.41</b>

<b>Total Checks Paid</b>	<b>\$86,381.93</b>
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Jeremy

8/5/25 6pm-10pm

Sat at community center inside and outside for interaction with residents and guests

1 traffic stop for running a stop sign and nearly hitting another vehicle

Patrolled the neighborhood to deter criminal activity and traffic violations

Investigated possible marijuana use at the pool (also same person who possibly put the paper towel in the door)

1 speeder

Checked the clubhouse, pool, and park for trespassers after closing - found a paper towel stuck in the exterior door of the men's bathroom that exits to the pool deck. Paper towel was wedged in door to prop it open

8/7/25 10:30am-6:30pm

Sat at community center inside and outside

Reviewed surveillance video with Alex (clubhouse attendant) to see if anyone came into pool area after closing until the next morning. No one was observed on video (due to a person wedging paper towels in exterior door the previous evening)

1 traffic stop for driver speeding, running stop signs, and other non-moving violations (all violations were the same driver)



Ran traffic enforcement on Romano Busciglio

Teenagers at clubhouse, one of the teenagers claimed another threw toilet paper at him. Spoke to all of the teenagers not to waste toilet paper or other commodities that people in the community pay for and to respect property. The teenager who had toilet paper thrown at him told me directly which is why the clubhouse staff did not know about it.

8/9/25 10am-2pm

Sat at clubhouse for visibility. Stood inside and outside for interaction with residents and visitors

Stayed at the clubhouse due to the party room being rented for an event

Spoke with Chris (clubhouse manager) about the person who was propping open the clubhouse doors for entry after closing with paper towels. Chris and other clubhouse staff were able to identify the individual. The key fob owner was located and advised of the situation. Key fob owner advised they would correct the issue.

A vehicle has been parked in the roadway without moving in front of a residence for a little over a week. The vehicle has not moved. The vehicle has a fraudulent tag attached to it. Spoke with a neighbor who advised they were not sure who the vehicle belongs to and it has not moved in over a week.

8/11/25 2:15pm-8:15pm

Sat at community center due to first day of school

Remained visible at community center inside and outside so residents and visitors saw me

Patrolled the neighborhood to deter criminal activity and traffic violations

1 solicitor who was going door to door, saw me driving by, and said she was leaving and called for a ride

Answered a question for a resident who advised they lost an item and wanted to file a report. Item was stolen after it was lost. Advised resident if they did want to file a report I'd be able to assist

Located a second vehicle with a fictitious license plate while driving through the community

8/12/25 6pm-10pm

Sat at community center inside and outside to interact with residents and visitors

Assisted with the possible smoke smell at the clubhouse. Air conditioning unit turned the heat on and created the smell

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for running stop sign

Observed what appeared to be an unwanted male following a female. Made contact with the female who advised she was ok

8/14/25 9am-5pm

Sat at community center inside and outside

Spoke with another neighbor about a vehicle parked in the street with a fictitious tag. Neighbor was unsure where the owner of the vehicle lived will continue to investigate

Patrolled the neighborhood to deter criminal activity and traffic violations

Ran traffic enforcement along Globe Thistle Drive

3 stop sign runners and 1 violation of right of way

Sat at the clubhouse later in the afternoon to prevent any issues as more visitors came to the pool area

8/15/25 8am-10am

Patrolled neighborhood to deter criminal activity and traffic violations

1 traffic stop for speed

1 vehicle blocking roadway, driver was asked to move vehicle

Located another vehicle (3rd in the community with a fictitious license plate)

Spoke with another neighbor who did not know who the owner of a vehicle parked in the street with a fictitious license plate (same one mentioned in previous activity reports)

sat on the southern side of wild senna blvd for speed enforcement

8/16/25 9:30am-1:30pm

Sat at community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

Stayed at the community center due to several people using the pool and community center facility

Attempted to look for kid on a dirt bike driving through the neighborhood. Will continue to look for the dirt bike while on property during other patrols

8/19/25 12pm-4pm

Sat at community center inside and outside for interaction with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for running stop sign and speed

Ran speed enforcement along the southern side of Wild Senna Blvd

Went back to the community center after school let out for visibility

8/20/25 2pm-6pm

Sat at community center inside and outside for visibility and interaction with residents/guests

Traffic enforcement along Romano Busciglio (northern side) due to previous speeding complaints

Traffic enforcement along Wild Senna Blvd (southern side)

8/21/25 2pm-7pm

Sat at community center inside and outside while interacting with residents and visitors

1 traffic stop for speed and following too closely along Carlton Field Parkway

Sat along Wild Senna Blvd (southern side) for traffic enforcement

Sat at the community center as school buses began to let students off and more people began to use the pool/community center

Answered a law enforcement question for a resident

8/22/25 6:30am-9:30am

Traffic enforcement along Cat Mint Street due to previous speeding complaint

Traffic enforcement along Wild Senna Blvd (southern side)

Monitored bus stops while students were waiting to be picked up by school buses

Sat at the community center while residents used the gym

Patrolled the neighborhood to deter criminal activity and traffic violations

8/23/25 9:30am-1:30pm

Sat at community center

1 traffic stop for speed

1 of the three fraudulent tags on a vehicle have been taken care of

Kids throwing rocks at house previous day, the kids were located and I spoke with the parents. Parents were helpful and addressed the situation with me

1 truck blocking roadway and was asked to move

Sent from my iPhone

8/26/25 12pm-6pm

Sat at community center

Patrolled the neighborhood to deter criminal activity and traffic violations

Alba/CDD forwarded a Neighbor complaint about vehicle abandoned on roadway. Made contact with the owner of the vehicle and advised them to move it. Owner will have the vehicle moved.

Suspicious vehicle, truck pulled in neighborhood stopped at first house, passenger exited and began walking around cars in a driveway. Passenger then walked to a neighboring house and began looking at cars in that driveway also. Passenger appeared to be placing an object on the car doors. The driver rolled down the passenger window after seeing me and said something to the passenger. The passenger re-entered the truck and they began to drive off. Truck had no tag displayed. I initiated a traffic stop, driver said he was handing out business cards for his business.

Traffic enforcement along Cat Mint Street

Sat at community center as students arrived home from school

8/27/25 6pm-10pm

Sat at community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

1 suspicious person parking a car with no license plate near the clubhouse

Spoke to a homeowner about parking cars with no tag on them in the street. Asked to move the cars into their driveway

8/28/25 12pm-6pm

Sat at community center inside and outside to interact with residents and guests

Traffic enforcement on Cat Mint Street, Romano Busciglio Street, and Wild Senna Blvd.

Sat at the community center as students arrived home from school

2 speed 1 running stop sign

9/1/25 11:15am-3:15pm

Sat at community center inside and outside to interact with residents and visitors

1 traffic stop for running stop sign and speed

1 suspicious person with a backpack on a moped driving slowly by houses on both sides of the neighborhood. Moped driver was visiting a friend

1 traffic stop for driving wrong way on a one way street

Sat at the community center due to the holiday and several people using the pool