

**Touchstone
Community Development District**

October 14, 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

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
Clay Wright, Inframark Field Service

Meeting Agenda

Tuesday, October 14, 2025 – 8:00 a.m.

A workshop will follow the Board meeting.

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Staff Reports**
 - A. Field Inspection Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Reserve Study Replacement Plan
 - ii. Consideration of Steadfast Environmental, LLC Aquatic Maintenance Contract
 - iii. Consideration of Neptune Multi Services Janitorial Proposal
 - iv. Review of Candidates for Clubhouse Manager Position
 - a. Richard Meyers, PMP
 - b. Angela Durcan
 - c. Danielle Mallard
 - d. Gilbert D’Amore BSW, CSS
 - e. Ilana Hartman
- 4. Business Items**
 - A. Consideration of Steadfast Alliance Palm Pruning and Removal Estimate
 - B. Consideration of Admiral Furniture Estimates
 - C. General Matters of the District
- 5. Business Administration**
 - A. Consideration of Minutes from the Meeting held August 12, 2025 and September 8, 2025
 - B. Consideration of August 2025 Financial Statements and Check Register
- 6. Supervisor Requests**
 - A. Review of Florida Highway Patrol (FHP) Reports
- 7. Audience Comments – Three- (3) Minute Time Limit**
- 8. Adjournment**

The next meeting is scheduled for Tuesday, November 11, 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

<https://touchstonecdd.com/>



Touchstone CDD

Monday, 29 September 2025

Prepared For Board Of Supervisors

33 Item Identified

33 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Lead District Field Coordinator



Item 1

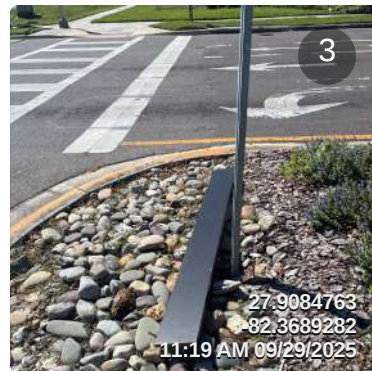
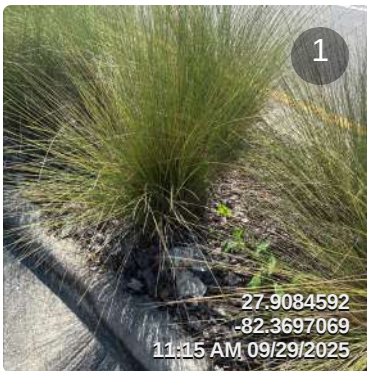
Assigned To: [Steadfast](#)

Remove all weed growth from cracks and gutters along the main entrance road.

Item 2

Assigned To: [Steadfast](#)

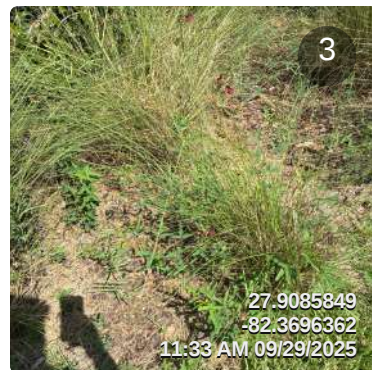
Ensure that crews are consistently removing trash during weekly service visits. During my recent inspection, I noticed what appears to be old debris or material that had not been cleared.



Item 3

Assigned To: [Steadfast](#)

Please remove the grassy weeds from the downy Jasmine and grasses throughout the main entrance. All of these beds are not up to standards and need to be addressed.





Item 4

Assigned To: [Steadfast](#)

Ensure that crews are blowing off all hard surfaces throughout the main entrance during each service visit



Item 5

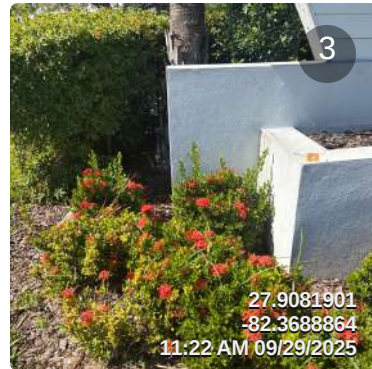
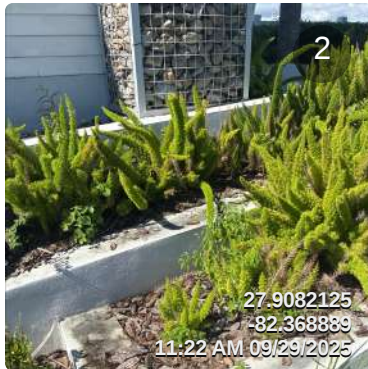
Assigned To: [Steadfast](#)

Treat the weeds growing in the river rock within the center island at the main entrance.

Item 6

Assigned To: [Steadfast](#)

Remove the torpedo grass growing within the blue daze plant beds at both entrance monument signs.



Item 7

Assigned To: [District Manager](#)

The monument signs need to be pressure washed. Please confirm the last time this was completed.



Item 8

Assigned To: [Steadfast](#)

Ensure that soft edging is being performed consistently throughout the landscape beds along S 78th Street.



Item 9

Assigned To: [Steadfast](#)

On the outbound side of the main entrance, treat the nutsedge in the St. Augustine turf using selective herbicides.



Item 10

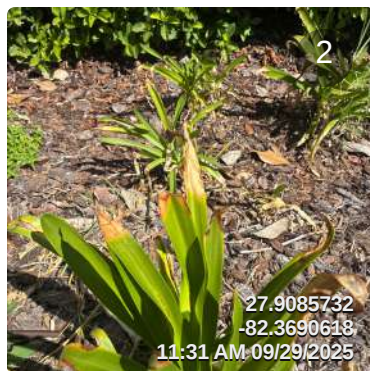
Assigned To: [Board/ Landscaper](#)

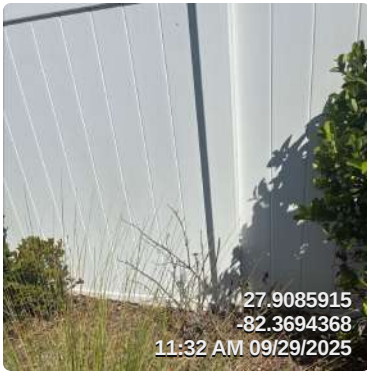
Along S 78th Street, just north of the Touchstone entrance, several trees are leaning and appear to have re-rooted at an angle. These trees will likely need to be removed, as it does not appear feasible to straighten them at this point.

Item 11

Assigned To: [Steadfast](#)

Treat the tip fungus on the agapanthus plants on the inbound side of the main entrance near the monument sign.





Item 12

Assigned To: [Steadfast](#)

On the inbound side of the main entrance, there are viburnum plants that appear to be dead. Could you please confirm when these were installed?



Item 13

Assigned To: [District Manager](#)

Some fence slats are missing on Camden Fields Parkway, just past Sienna Fields Parkway. These will need to be repaired.



Item 14

Assigned To: [Steadfast](#)

There is a dead maple tree that needs to be removed on the north side of Camden Fields Parkway.



Item 15

Assigned To: [Steadfast](#)

A dead willow tree is located on the northbound side of Camden Fields Parkway. Would the board like to receive proposals for its removal?



Item 16

Assigned To: [Steadfast](#)

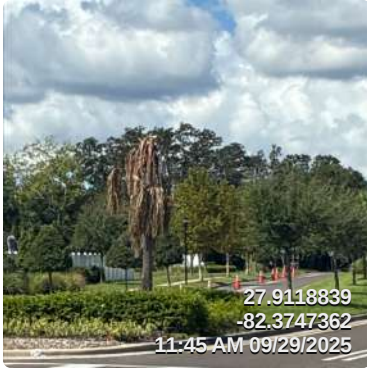
On the northbound side of Camden Fields Parkway, it seems we are not string trimming around the trees along the fence before Romano Busciglio Street.



Item 17

Assigned To: [Board](#)

Does the district have a plan to cut back the overgrowth extending over the pond banks? This issue needs to be addressed



Item 18

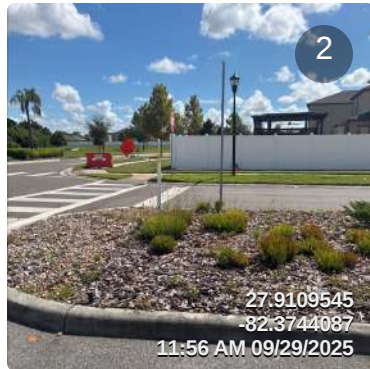
Assigned To: [Steadfast](#)

What is the status of the dead palm tree in the center median on Camden Fields Parkway?

Item 19

Assigned To: [Steadfast](#)

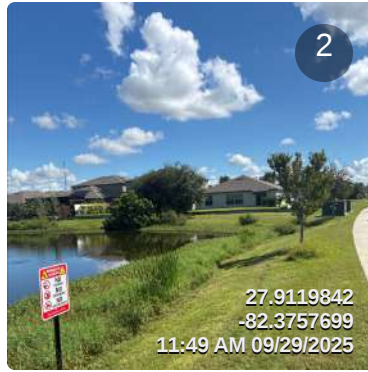
Bed weeds need to be addressed at each entrance and in the center islands. In some areas, they are out of control.



Item 20

Assigned To: [Aquatics](#)

What is the status of the treatments for the aquatic weeds in the pond behind 3903 Romano Busciglio St, Tampa, FL 33619?



Item 21

Assigned To: [Steadfast](#)

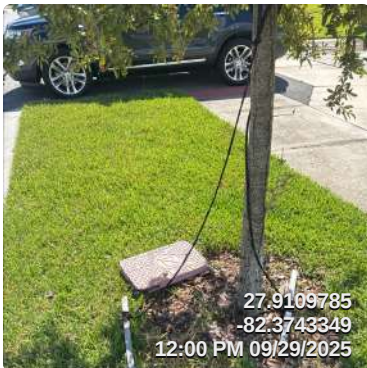
Please remove the straps from the trees throughout the Phase 2 park if they are no longer in use.



Item 22

Assigned To: [Steadfast](#)

Remove sucker growth from all oak trees located in Phase 2 of the park.



Item 23

Assigned To: [Steadfast](#)

Do we know where the lid is supposed to be placed? This is a reclaimed lid so I'm assuming it is for irrigation.

Item 24

Assigned To: [Steadfast](#)

Location: Park on Norman Oak Place

Observations & Action Items:

Weed Control:

Weeds are present throughout the bed spaces and need to be removed or treated accordingly.

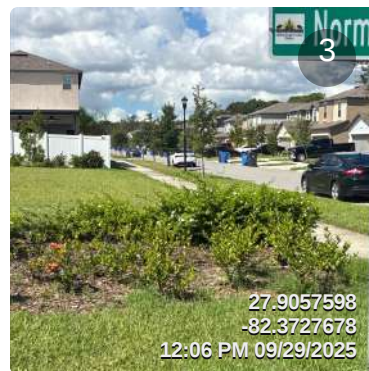
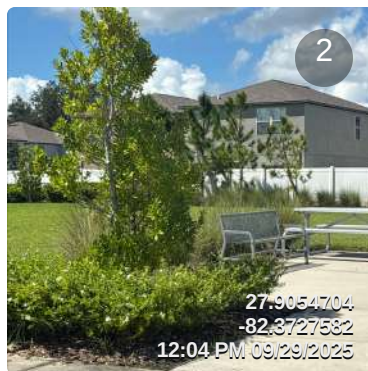
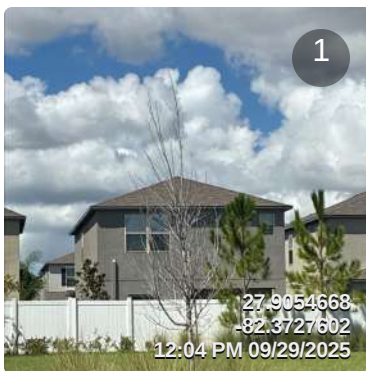
Dead Trees:

Several dead trees have been identified and need to be assessed for removal or replacement.

Fertilization:

Existing plant material in the park requires fertilization to support healthy growth.

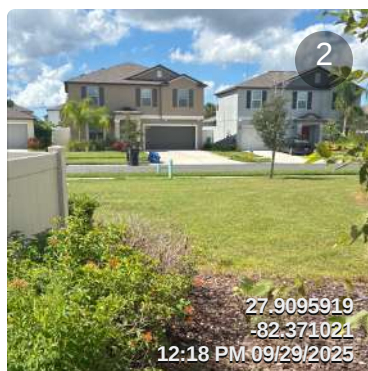
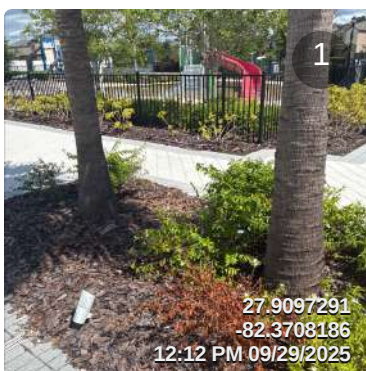
Please schedule the necessary maintenance as soon as possible.



Item 25

Assigned To: [Steadfast](#)

Please enhance the vigor of the downy jasmine in the pool area containers. Remove any dead or declining plant material from the pool area. Additionally, do we have any insight into why we're experiencing significant plant loss at the amenity center?





Item 26

Assigned To: [Steadfast](#)

The overall detail throughout the pool area and surrounding grounds needs significant improvement. In several locations, weeds are noticeably taller than the ornamental plant material, which detracts from the appearance and maintenance standards of the property. Please address this promptly.



Item 27

Assigned To: [Board](#)

During the monthly inspection, we observed that the caps on the fence surrounding the pool are beginning to lose paint. Would the board like us to obtain proposals for repainting or refinishing these areas?



Item 28

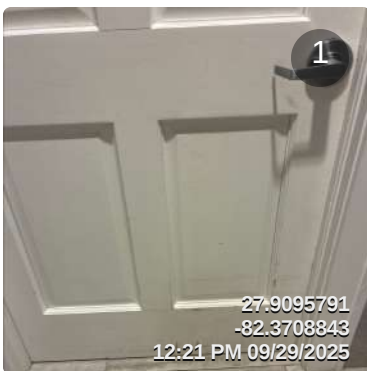
Assigned To: [Onsite Manager](#)

The paint on the wall along the walkway leading to the bathroom is in need of repair. Please schedule the necessary touch-ups or repainting to address this issue.

Item 29

Assigned To: [Onsite Manager](#)

Both the women's and men's bathroom doors need to be thoroughly cleaned to maintain proper appearance and hygiene standards.





Item 30

Assigned To: [Onsite Manager](#)

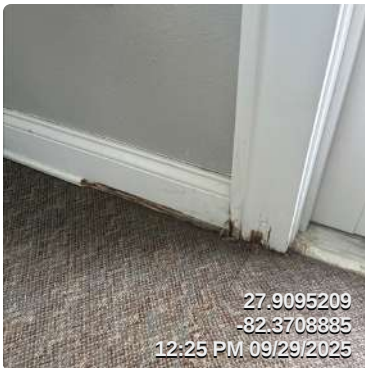
There appears to be mold growth near the vent inlets. This issue requires immediate attention to prevent further deterioration and ensure a healthy environment.



Item 31

Assigned To: [Onsite Manager](#)

We need to conduct a thorough inspection of all vents and air filters in the clubhouse to ensure they are clean and replaced as needed. Please schedule this maintenance at the earliest opportunity.



Item 32

Assigned To: [Onsite Manager](#)

The baseboard near the back exit door of the gym shows signs of damage and chewing. This area requires repair to restore its condition and maintain the facility's appearance.



Item 33

Assigned To: [Landscaper](#)

Please clean out the chutes from the reclinata located in the center island in front of the amenity center to ensure proper drainage and plant health.

Aquatic Maintenance Agreement

This Aquatic Maintenance Agreement (this “**Agreement**”) is entered into as October 1, 2025, between the **Touchstone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Steadfast Environmental, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the stormwater ponds within the boundaries of the District. The Contractor provides pond monitoring and maintenance services and the District desires to retain the Contractor to provide pond monitoring and maintenance services as described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform the specific aquatic maintenance services described in the relevant portions of their proposal attached hereto and incorporated herein as **Exhibit A** for the District’s stormwater ponds depicted on the map which is also included in the aforementioned exhibit.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation.** The District agrees to compensate the Contractor for the work described above in the total amount of **\$1,000.00** per month. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
6. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause, with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
10. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

11. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
12. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
13. **Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
14. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
16. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- 17. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- 18. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

22. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
23. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
24. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
26. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
27. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Attn: Alba Sanchez
alba.sanchez@inframark.com

To the Contractor:

30435 Commerce Drive,
Suite 102
San Antonio, Florida 33576
Attn: Joseph C. Hamilton
office@steadfastalliance.com

28. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

In Witness Whereof, the parties hereto have signed this Agreement on the day and year written above.

Steadfast Environmental, LLC,
a Florida limited liability company

Joseph C. Hamilton
Owner/Operator

**Touchstone
Community Development District**

Anson Angail
Chair of the Board of Supervisors

2025

EXHIBIT A

STEADFAST

ENVIRONMENTAL



INFRAMARK

Proposal for Pond Maintenance:

Touchstone

4205 Wild Senna Blvd, Tampa, FL 33619



8/28/2025

Inframark

11555 Heron Bay Blvd, Coral Springs, FL 33076

Attn: Alba Sanchez

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Touchstone
CDD.

Program to consist of areas #1-9 as indicated on attached map.

Area to be serviced measures 14,966 LF & 24.17 AC.

Occurrence: 1 event/month

Annual Cost: \$12,000.00

(\$1000.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.
These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the
opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of Steadfast Environmental, LLC (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Touchstone Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp



AUGUST 2025

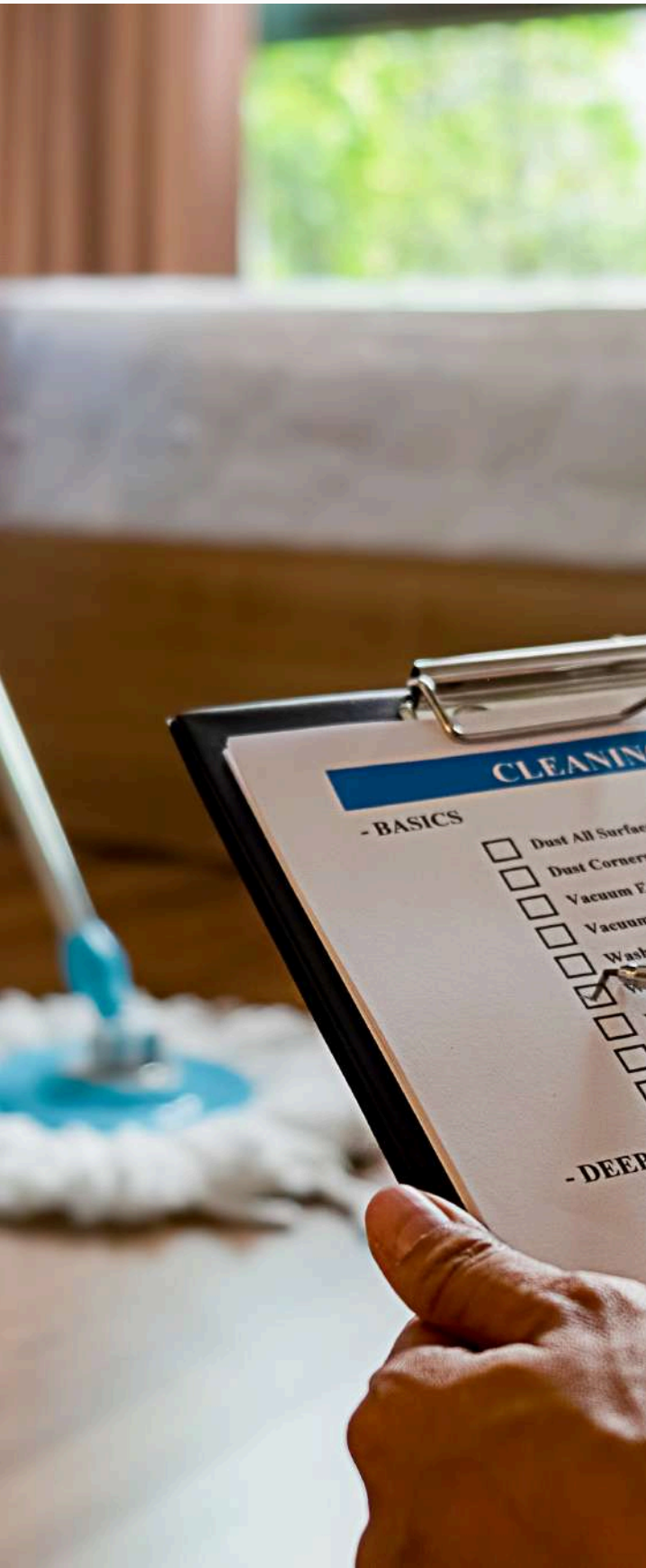
Janitorial Proposal

For Touchstone CDD

PRESENTED BY
Andrea Cedres



Our Commitment to Excellence



At Neptune Janitorial Services, we pride ourselves on our **commitment to excellence** in providing top-notch cleaning solutions. With over 10 years of experience, our dedicated team of company employees ensures that every corner of Spencer Glen Community is meticulously cleaned and maintained. Our comprehensive scope of work includes offices, playground rooms, fitness centers, outdoor areas, bathrooms, dog stations, and trash cans, all tailored to meet your specific needs. We utilize color-coded cloths for cleaning to prevent cross-contamination and to promote a healthier environment. Our **certified staff** are trained in best practices, and we proactively report any concerns to management, ensuring that your community is always in pristine condition. We offer our professional cleaning services at a competitive rate of \$135 per clean, with Neptune providing all necessary supplies. Together, we can maintain a clean, safe, and welcoming environment for all residents and visitors to Spencer Glen Community.

Why Neptune Multi Services



Our cleaning business is the perfect match for your community because we combine professional, reliable service with personalized care tailored to your unique needs. We prioritize attention to detail, use eco-friendly products, and ensure consistent, high-quality results that keep your clubhouse and facilities spotless and welcoming. With a commitment to exceptional customer service and flexible scheduling, we aim to enhance the comfort and satisfaction of your residents every day.

Why Choose us ?
Neptune Multi Services LLC Specializes in providing CDD and HOA operational support. Other partnerships are:

HOA/CDD Budget Friendly Solution

The image displays a collection of logos for various partner companies. These include Terra, GMS, Casablanca Homes, Inframark, West Bay, Access Management, Greenacre Properties, Troon, and others. A circular inset image shows a modern clubhouse interior with tables and chairs.

Scope of Work



Scope of Work Checklist – Janitorial & Grounds Maintenance

Janitorial Services

Clubhouse / Common Areas

- Sweep, vacuum, and mop all floors
- Dust and wipe all furniture, shelves, and ledges
- Clean and sanitize tables, counters, and high-touch surfaces
- Empty all trash and recycling bins; replace liners
- Clean glass doors, windows, and mirrors (interior)
- Wipe and disinfect handrails, door handles, and light switches

Restrooms

- Clean and sanitize sinks, toilets, urinals, and countertops
- Refill soap dispensers, toilet paper, and paper towels
- Sweep and mop floors with disinfectant
- Empty trash receptacles and replace liners
- Remove water spots from mirrors and chrome fixtures

Pool Bathrooms

- Clean and sanitize all fixtures
- Restock supplies
- Mop floors with disinfectant
- Empty trash bins

Grounds Maintenance

General Grounds

- Remove litter and debris from sidewalks, parking areas, and common spaces
- Blow off leaves and debris from walkways and entrances
- Maintain dog waste stations (empty bins, replace bags)
- Inspect and clean outdoor seating and tables

This proposal includes minor handyman services at no additional cost. Any larger projects outside the scope of routine tasks will be billed separately.

A customized scope of work will be provided one week prior to the commencement date.

Scope of Work

Comprehensive Cleaning Services for Spencer Glen Community Spaces



Offices

Our dedicated team ensures every area is **meticulously maintained** and sanitized, providing a clean and safe environment for your community.

Fitness

We will deliver **thorough cleaning** of all office spaces, including dusting, vacuuming, and sanitizing surfaces to create a professional atmosphere.



Core Values

PHASE 1 ● Began operations

PHASE 2 ● Gained certification

PHASE 3 ● Expanded services

PHASE 4 ● Introduced reporting

PHASE 5 ● Achieved milestone

At Neptune, we pride ourselves on our **commitment to excellence** and dedication to quality service for over 10 years. Our entire team consists of trained, **certified employees** who understand the importance of maintaining a clean and welcoming environment. We utilize **color-coded cloths** to ensure hygiene and prevent cross-contamination. Our proactive reporting system allows staff to address any concerns immediately, ensuring a safe and clean space for all. With our rate of \$150 per clean including dog stations, we provide all necessary supplies, allowing you to focus on the community without worrying about cleanliness.

Service Rate

Items	Each Clean 1 per week plus one extra clean for free	Monthly Cost
Item 1	\$150	\$600

Monthly Cost Includes Dog stations services
Neptune Multi Services will provide all supplies at no charge.

\$100
CLEAN

CERTIFIED
STAFF

10+ YEARS
EXPERIENCE

Contact us today!

www.neptunemts.com
neptunemts@gmail.com
813-778-9857



Richard Meyers, PMP

Tampa, FL • (732) 757-4782 • Rich73153@gmail.com

Director of Operations | Optimizing Facilities, Budgets & Teams to Maximize Performance

Delivering Operational Excellence Across Housing, Hospitality, & Facilities Through Strategy, Compliance, & Efficiency

Forward-focused operations leader with proven success guiding high-impact initiatives across facilities, housing, and hospitality environments. Builds scalable systems to streamline performance, elevate compliance, and optimize multi-million-dollar budgets. Cultivates relationships with boards, vendors, and community leaders to align operations with strategic priorities. Champions structured training pipelines and preventative maintenance programs that ensure long-term efficiency and sustainability. Positions organizations to deliver measurable service, safety, and financial outcomes.

CORE COMPETENCIES

Operations Management
Facilities Oversight
Contract Negotiation
Capital Project Management

Regulatory Compliance
Vendor & Stakeholder Relations
Preventive Maintenance Programs
Risk Mitigation

Budgeting & Forecasting
Organizational Development
Process Optimization
Workforce Development

PROFESSIONAL EXPERIENCE

New York City Housing Authority (NYCHA) | Hybrid (Tampa, FL & New York, NY)

Director of Operations | September 2020 – Present

Direct strategic operations supporting subsidized housing services for 35,000 families across New York City. Lead 50 staff across recruitment, training, facilities management, and compliance while managing annual budgets ranging from \$50M–\$200M. Report quarterly to the Board of Directors, cultivating city council and community relations to strengthen housing initiatives and improve living conditions.

Key Contributions:

- Drove execution of the \$1.3B A&CM Program Management Team 2 initiative, overseeing capital improvements and modernization across multiple developments by aligning strategic planning, resource allocation, and executive reporting.
- Delivered the \$20M Sotomayor Houses underground utilities replacement, managing construction, budget control, and coordination with NYCHA and city agencies to ensure timely and compliant delivery.
- Directed the \$15M Queensbridge South Revitalization, leading comprehensive elevator system upgrades across 10 buildings through detailed estimating, scheduling, and stakeholder engagement.
- Elevated compliance performance to 97.8% across 11 facilities by instituting systematic audits, enforcing OSHA and fire safety standards, and directing emergency response readiness.
- Reduced operational inefficiencies by designing a preventive maintenance program for HVAC and mechanical systems, reinforced through lifecycle documentation and structured tracking.
- Strengthened financial accountability by managing vendor contracts with 60+ providers, renegotiating service terms, and implementing invoice tracking models that informed departmental budget decisions.
- Improved resident satisfaction and retention by launching communication calendars and structured engagement strategies that fostered transparency between residents, staff, and leadership.
- Positioned departmental growth by designing and scaling a 16-week leadership mentorship program, transitioning trainees into full-time roles and reinforcing workforce continuity.

STV Construction | Woodbridge, NJ

Senior Project Manager | June 2015 – August 2020

Directed multimillion- to multibillion-dollar hospitality, senior living, transportation, and commercial construction projects, managing scope from planning through closeout. Oversaw estimating, contract negotiation, stakeholder communication, and compliance programs while leading diverse project teams and maintaining fiscal accountability across complex initiatives.

Key Contributions:

- Guided execution of the \$25M Green Valley Infrastructure Upgrade, applying cost estimating, risk assessments, and environmental compliance reviews to support roadway and utility modernization.
- Delivered the \$18M Lakeside Senior Housing project, overseeing estimating, bid package preparation, and procurement strategies that accelerated delivery of an 80-unit senior apartment complex.

- Directed the \$5B American Dream complex (mall, amusement park, and water park), leading cross-functional teams through scheduling, procurement, and milestone tracking to maintain alignment on one of the nation's largest mixed-use developments.
- Oversaw the \$115M River Residential project, managing execution from inception through closeout by coordinating subcontractors, budgets, and scheduling to achieve timely and compliant delivery.
- Led the \$281M Newark Airport Automated People Mover complex, directing cost estimating, risk analysis, and compliance oversight to ensure project approval and execution within safety and regulatory standards.
- Negotiated vendor and subcontractor contracts across multiple high-value projects, securing favorable terms and strengthening supply chain accountability through strategic market analysis.
- Maintained quality and safety standards by conducting regular site inspections, enforcing compliance, and resolving issues before they escalated into project delays or cost overruns.

Jersey Mechanical & Construction | Woodbridge, NJ

Project Manager | 2012 – 2015

Directed end-to-end project management for commercial, retail, and medical facilities with budgets up to \$3.7M. Oversaw estimating, subcontractor coordination, and scheduling while ensuring quality, compliance, and fiscal accountability across multiple builds.

Key Contributions:

- Delivered the \$1.2M BJ's Wholesale Warehouse project from inception to closeout, overseeing procurement, scheduling, and subcontractor performance to ensure on-time and on-budget completion.
- Directed the \$3.7M Office/Medical Center project, leading cost estimating, risk assessments, and compliance reviews to ensure seamless execution and adherence to quality standards.
- Completed the \$575K Rita's Ice retail facility, managing estimating, subcontractor coordination, and site activities to achieve efficient delivery and client satisfaction.
- Managed construction of the \$2.7M Jersey Active Shopping Mall, directing procurement and compliance oversight to align project execution with retail client expectations.
- Streamlined subcontractor installation programs across projects, coordinating resource allocation and improving timelines through proactive issue resolution and performance monitoring.

Service Manager | 2010 – 2012

Managed service operations for diverse retrofit, generator installation, and facility maintenance projects. Coordinated multiple trades across HVAC, electrical, and carpentry disciplines while maintaining client communication, documentation, and quality oversight to ensure efficient project delivery.

Key Contributions:

- Coordinated multi-trade crews across complex service projects, improving collaboration and accelerating project completion through structured planning and communication.
- Maintained accurate project reports and documentation, increasing stakeholder visibility, and supporting efficiency in scheduling, task execution, and project tracking.
- Conducted site walkthroughs and developed detailed scopes of work, enhancing estimating accuracy and strengthening project proposals.

Early Career History: Electrician | Jersey Mechanical & Construction, Woodbridge, NJ 1993 – 2012

TECHNOLOGY

Microsoft Office Suite • Navisworks • BIM Docs • BIM 360 • BIM • SAP • Timberline • Microsoft Project • Xactimate

TRAINING & CERTIFICATIONS

NSC CPR/AED/First Aid Certified • Danfoss Certification • NFPA Awareness Course

MSHA Certified National Electrical Code Course NFPA70

EDUCATION

Bachelor of Science (B.S.) Business Management | Kean University

Project Management (PMP) | Middlesex County College

Journeyman Electrician | United States Navy

ANGELA DURCAN

✉ faithdurcan@gmail.com

☎ +1 254 312 0250

📍 Riverview, FL 33579

PROFESSIONAL SUMMARY

Experienced and Detail-Oriented Property Manager with over 8 years of success managing multifamily portfolios and improving operational performance. Proven track record of maximizing occupancy, reducing delinquency, streamlining workflows, and enhancing resident satisfaction. Highly organized and results-driven, with strong leadership in team management, staff training, and cross-functional coordination. Experienced in budgeting, vendor and contract oversight, and onsite operations, while working closely with owners and stakeholders to consistently deliver results in fast-paced, deadline-driven environments.

SKILLS

- Property Management Software (Entrata, Resman, Yardi)
- Tenant Relations and Retention Strategies
- Budgeting Forecasting and Expense Control
- Lease and Vendor Contract Management
- Fair Housing and LIHTC Compliance
- Team Leadership and Staff Development

EDUCATION

Temple College
Temple, TX • 04/2025

Associate of Business Administration

Ellison High School
Killeen, TX • 01/1995

High School Diploma

CERTIFICATIONS

- Licensed Community Association Manager (LCAM), FL — Active
- Certified Apartment Manager (CAM), Texas — Active
- Fair Housing — 09/2024

WORK HISTORY

Asset Living - Property Manager
06/2022 - 07/2025

- Oversee full operational management of a 256-unit multifamily community, maintain strong occupancy through strategic marketing and local community outreach
- Enforce rent collection policies and manage eviction processing, resulting in a 20% reduction in delinquency
- Approve employee payroll, PTO, and overtime request, input commissions and performance-based incentives.
- Conduct detailed property inspections and move-out assessments to uphold quality standards; coordinate make-ready repairs and manage supply orders to ensure timely unit turnover
- Drive revenue growth through proactive lease renewal strategies and resident engagement initiatives
- Develop and monitor annual operating budgets, financial performance reports; request competitive bids and manage vendor contracts to align with ownership objectives

Wehner Multifamily - District Property Manager
03/2018 - 05/2022

- Directed operations for a portfolio of four multifamily communities across TX and OK, including one lease-up and two full property renovations.
- Led and trained a team of 22 on-site staff, overseeing recruiting, onboarding, and terminations in compliance with company policies
- Executed regional strategies to increase occupancy, reduce delinquency, drive NOI growth and adhere to budgets
- Oversaw lease compliance, rent collection, eviction filings and financial reporting
- Managed vendor contracts for property maintenance

Danielle Mallard

Tampa, FL 33647

danielle.c.mallard@gmail.com

+1 845 545 0967

Work Experience

HR Project Manager

JPMorganChase

June 2022 to May 2025

- Responsible for the maintenance and improvement in the onboarding process for new joiners into JPMorganChase (approximately 190,000 new joiners globally)
- Collaborated with global stakeholders to ensure local, state, regional, and country specific regulations and requirements are met and maintained.
- Assigned as the HR Product liaison for North America, Latin America, Europe, Middle East, and Africa to the HR servicing function.
- Responsible for the Tampa Market Diversity and Attrition data analysis
- Assist in various HR functions across servicing and product to include Employee Satisfaction surveys, Onboarding, Employee Relations, employee development, and DEI
- Responsible for testing and validating new technology and upgrades from Oracle to enhance HR platforms
- Assisted in the full product lifecycle for the implementation of ServiceNow platform to enhance the new joiner experience
- Served as Business Manager for the VETS business resource group to support 1,000 members

Military Pathways Associate JPMorganChase

September 2020 to June 2022

- Second rotation with Global Employee Support – Recruiting Operations, Controls and Onboarding
- Business Manager/Chief of Staff for Managing Director responsible for 4,000 HR employees globally
- HR functions to include Employee Satisfaction surveys, Onboarding, Employee Relations, employee development, and DEI
- First rotation with GIAM Operations Audit and Regulatory team
- Facilitating the management of audit requests and audit related operations within GIAM Operations
- Coordinating and facilitating responses and communication of technology teams

Battalion Assistant Operations Officer (S-3)

U.S. Army

January 2017 to June 2020

- Developed and implemented more than 100 operational plans and orders, standard operating procedures and supporting documents for exercises, operations and contingencies.
- Coordinated and organized staff input, and consolidated, published, and distributed over 100 completed documents resulting in 100% mission success for the organization.
- Developed detailed solutions and courses of action to resolve unique problems that affect all Programs of Instruction (POI) resulting in 100% success rate in conflict resolution.

Military Intelligence Captains Career Course and Counterintelligence Course Student

US Army

January 2014 to December 2015

- Course to enhance understanding of intelligence operations at the Brigade and Battalion level

Brigade Sexual Harassment/Assault Response and Prevention (SHARP) Victim Advocate

US Army

January 2014 to December 2014

- Responsible for the implementation and compliance of the SHARP program at a Theater level Task Force in a deployed environment with over 500 US Soldiers and several Coalition International Partners to include Kosovo, Serbia, Turkey, the Netherlands, Denmark, Armenia, Germany, and France
- Provided crisis intervention, referral, and ongoing non-clinical support and advocacy for sexual harassment and sexual assault victims
- Ensured compliance in the administrative, investigative, medical, and legal processes
- Developed and implemented SHARP education and training

Assistant Operations Officer (S-3)

US ARMY Battalion

January 2013 to December 2013

- Developed and implemented more than 250 operational plans and orders, standard operating procedures and supporting documents for exercises, operations and contingencies.
- Coordinated and organized staff input, and consolidated, published, and distributed over 300 completed documents resulting in 100% mission success for the organization.
- Provided support to three units deployed forward to Afghanistan and the Rear Detachment
- Published and ensured completion of daily taskings and orders
- Led, supervised, and ensured compliance in the Battalion Schools section and Command Language Proficiency Program resulting in 100% pass rate

Tactical Intelligence Officer

US Army

January 2012 to December 2013

- Provided timely and accurate intelligence analysis for Battalion level unit while deployed
- Conducted Mission Analysis in support of decisive action operations and wide area security operations. Managed the production and delivery of strategic intelligence analysis fusing GEOINT, CI/HUMINT, IMINT, SIGINT and All Source Intelligence into comprehensive reports seen up to the Theater Commanding General.
- Published over 1,500 comprehensive intelligence reports, plans and assessments, to include enemy activity trends, attack cycles and improvised explosive device analysis, cultural and religious demographic analysis, target packets, base threat and vulnerability assessments, counterinsurgency, political and military capabilities and decision-making of threat areas in various global hot zones using Arc Geographic Information Systems (ArcGIS), Tactical Ground Reporting (TIGR), Command Post of the Future (CPOF) and Google Earth.
- Ensured compliance with personal, personnel, and physical security programs resulting in a 100% pass rating and recognition from the commanding general.

Education

Marketing concentration (Masters of Business Administration (MBA))

American Military University

March 2017 to June 2020

May 2011 to May 2011

Political Science (Bachelors of Science)

University of Scranton

Skills

- Marketing
- Human Resources
- Intelligence (HUMINT and Counter)
- Operations
- Analysis
- Leadership and Management
- Project and Product Management
- English
- MBA

Certifications and Licenses

Driver's License

Gilbert D'Amore BSW, CSS

Community Support Specialist

Dade City, FL 33523

gtd739@gmail.com

+1 352 999 0615

Work Experience

Community Support Specialist

The Bindu Institute-Navarre, FL

July 2019 to Present

Veteran Centered Community Support

Clubhouse Attendant/Pool Monitor

HomeRiver Group-Zephyrhills, FL

November 2022 to July 2024

Responsible for amenities complex, clubhouse, fitness center, pool and playground. Insure residents follow HOA guidelines. Maintained cleanliness standards, issue resident FOBS, troubleshooting maintenance issues.

Education

Social Work (BSW)

Saint Leo University

2017

Associate in Arts (AA)

Pasco-Hernando State College-Dade City, FL

2015

Human Services (Associate in Science (AS))

Pasco Hernando State College

2015

Skills

- Lifeguard
- Communication skills
- School experience
- Computer skills
- Case Management
- Developmental Disabilities Experience
- Administrative Experience

- Experience working with students
- Time management
- Behavioral Health
- Teaching
- Hospitality
- Public Speaking
- Research
- Behavioral therapy
- Social Work
- Group home
- Windows
- budget
- Pool Maintenance
- Operations
- Supervising experience
- German
- Guest services
- Relational databases
- Customer service
- Organizational skills
- Group Therapy
- Military Experience
- Strategic Planning
- Fundraising
- Writing skills
- Behavioral Therapy
- Individual / Group Counseling
- Swimming
- Presentation Skills
- Presentation skills
- Databases

Languages

- German - Intermediate

Military Service

Branch: U.S. ARMY

Service Country: United States

Rank: Sgt-E5

March 1981 to November 1989

Assigned to ;124th Inf-Florida

385th Armor-Alabama

Certifications and Licenses

CPR Certification

Lifeguard Training

First Aid Certification

AED Certification

Driver's License

July 2020 to July 2026

CPR Certification/AED/Basic First Aid

April 2022 to April 2024

ILANA HARTMAN

Cell: (310) 600-8980

Email: ilana.h.kadosh@live.com

Objective: To contribute to the growth and to the development of your company by sharing my internationally gained knowledge and experience with all team members achieving highest level of guest satisfaction paired with company's profitability. Can participate and offer support in the budgeting and forecasting process and departmental revenues by developing new methods for creating business, while minimizing costs.

PROFESSIONAL EXPERIENCE

AUBERGE RESORTS COLLECTION

Task Force Food and Beverage Manager Operations

02/2024-Present

DECORDOVA BEND Country Club

Clubhouse Manager

GRANBURY TX

01/2023-02/2024

- Responsible for day-to-day operations of entire club. 4500+memberships. \$3.5 million dollar remodel Clubhouse.
- Manage 105 employees to ensure excellent service, member retention, and the ultimate private club experience for members and guests.
- Opened successfully a brand-new restaurant and pool.
- Planned and executed special events for the club at some point using TPP and Caterease.
- Complete all reports in a timely manner for payroll via Netchex, expenses, inventory, cost of goods and weekly operations.
- Attend day and night Board meetings, committee meetings, develop and make presentations and recommendations to the Board regarding Club Facility Operations.

RIVER CREST Country Club Platinum Clubs of America

Assistant Director Food and Beverage

FORT WORTH, TX

03/2019-07/2022

- Responsible for managing all F&B outlets
- Working with Members Relations Director, Catering Director to ensure that all events (golf tournaments, weddings, corporate events) are well organized and that the expectations of the Member/host are exceeded.
- Closely coordinating with Executive Chef to develop food menu and window displays
- Created all F&B trainings
- Assisting purchasing, pool, fitness, housekeeping, maintenance, security and valet teams.

ADOLPHUS HOTEL The French Room Restaurant

General Manager

DALLAS, TX

12/2016- 11/2018

- Managed all daily operations of full-service. Control beverage, food, and labor costs. Supervise three managers and staff of 65. Manage forecasting, production, and scheduling. Compile and transmit various progress reports to corporate headquarters and inform them of any issues that require their due consideration. Reduced food and beverage costs through effective supervision and inventory control; resulted in increased profit margin.

PATINA GROUP LACMA

Assistant Catering Director

LOS ANGELES, CA

12/2014-12/2016

- Assisted catering daily operations department. Worked Golden Globe and Art Film & Gala events

SHUTTERS ON THE BEACH HOTEL Leading hotels of the world

Assistant Director Food & Beverage

LOS ANGELES, CA

11/2010-12/2014

- Monitor guest feedback in relation to service, products and promotions and review according with the President and Hotel Manager.
- Oversee all the training activities of the F&B department in conjunction with the employee development department.
- Review and control the daily payroll and overtime sheets for all the F&B outlets and monitor according to the budgets established.

- Consult all outlet managers on operating requirements and quality standards.
- Confer with the President and Hotel manager on sales reports, forecasts, budget, marketing plan, festivals and special events.

MANDARIN ORIENTAL HOTEL MOzen restaurant

LAS VEGAS, NV

Food & Beverage Manager

06/2009-11/2010

- Successfully helped to open Mandarin Oriental in City Center.
- Lead a team of 51 professionals in daily operations.
- Hiring: recruited and interviewed potential colleagues at mass career fair interviewed and selected all staff.
- Training: created training schedule for mass on boarding of colleagues in addition to solely training staff on MOHG standard operating procedures, MOHG Legendary Quality Experiences, product knowledge, and work safety.
- OS&E: helped select and later organize operating supplies and equipment.
- Design, organization, and departmental set up of MOzen restaurant.

LE CIRQUE RESTAURANT, BLOOMBERG TOWER

NEW YORK, NY

Captain

11/2006-06/2009

- Developed repeat business by establishing close and lasting relationships with customers.
- Service methods for a la carte dining.
- Ultimately responsible for team's success.

GORDON RAMSAY, CLARIDGE'S HOTEL

LONDON, UK

Maître D'

06/2003-1/2004

- Performed a wide range of general receptionist duties.
- Office functions handling agendas, billing, and customer care.

PIERRE GAGNAIRE, SKETCH

LONDON, UK

Public Relations/Maître D'

08/2002-06/2003

- Restaurants Opening, Art Gallery Tracey Emin.
- Utilized my public relation skills.
- Managed the Gastronomic restaurant, Tearoom reservations, and VIP guest list.
- Participated in guest complaint analysis: collecting and analyzing data on operational challenges, noting patterns and offering solutions.

STAR ALLIANCE/ AIR CANADA, UNITED AIRLINES

PARIS, FR

Sales & marketing representative

06/1998-07/2002

- Represented Air Canada, United, within the travel agencies in Southern and Western France.
- Assisted with promotional offers and sale of travel packages.

EDUCATION

Cours Florent Drama School – Paris France

Bachelor of Economic and Social Sciences – Reims France

High School Sport-Etudes Equestrian – Mourmelon-le-Grand France

ACHIEVEMENT & SKILLS

Language skills

English & French Fluent

Computer skills

Strong working experience with all Microsoft Office applications, POS System.



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
9/26/2025 10/26/2025 EST-SCA2565

BILL TO

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

SHIP TO

SM1028
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for palm pruning throughout the property and the removal of (1) dead Ribbon Palm on Camden Field. Price includes materials, labor, and dump fees.			
Palm Pruning			
-Palms will be pruned to a 9&3 or 10&2 at client request, removed of seed pods and loose boots if they have previously been maintained.			
-All equipment is sterilized prior to pruning to help prevent the introduction & spread of harmful organisms.			
-We guarantee against hangers. However, if we are called out for hangers and it is due to wind or animal damage, a charge will be applied.			
	1.00	3,800.00	3,800.00
Main entrance @ 78th St Median Blvd Community entryway islands Wild Senna Pocket Parks Amenity Center (21) Ribbon palms (27) Sabal palms			
Tree Removal			
(1) Ribbon Palm	1.00	700.00	700.00
*Flush Cut w/o Stump Grinding			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 4,500.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



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

Quote # A-53385-00004470
Created Date 8/19/2025


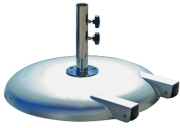


Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

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 10/6/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
FR845FM-B		7.5 FT FIBERGLASS MARKET UMBRELLA - PULLEY LIFT - GRADE B	\$547.84	14.00	\$7,669.75	MEDIUM GREY
FR100ASR-P		100LB FREE STANDING ALUMINUM UMBRELLA BASE - WITH WHEELS - PREFILLED	\$355.26	5.00	\$1,776.29	MEDIUM GREY
SURCHARGE		SURCHARGE	\$283.38	1.00	\$283.38	TARIFF SURCHARGE
SHIPPING - NT		SHIPPING (NON TAX)	\$1,950.00	1.00	\$1,950.00	



Subtotal	\$11,679.41
Sales Tax	\$0.00
Total	\$11,679.41

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 three (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.



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

Quote # A-53388-00004475
Created Date 8/19/2025

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 10/6/2025

Product	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
SEATCUSHION	SEAT CUSHION	\$239.00	10.00	\$2,390.00	WHITE
BACKCUSHION	BACK CUSHION	\$219.00	10.00	\$2,190.00	WHITE
SURCHARGE	SURCHARGE	\$137.40	1.00	\$137.40	TARIFF SURCHARGE
SHIPPING - NT	SHIPPING (NON TAX)	\$440.00	1.00	\$440.00	

Subtotal	\$5,157.40
Sales Tax	\$0.00
Total	\$5,157.40

ORDER NOTES AND INSTRUCTIONS

Order Notes & Instructions samples to be picked up

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.



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

Quote # A-53391-00004477
Created Date 8/19/2025

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

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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 10/6/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
71308CUW		DEEP SEATING SOFA	\$2,637.01	2.00	\$5,274.02	
71310CUW		DEEP SEATING CHAIR	\$1,025.50	4.00	\$4,101.98	
536ALN-BO		36" ROUND ALL ALUMINUM COFFEE TABLE	\$499.61	2.00	\$999.22	
SURCHARGE		SURCHARGE	\$311.26	1.00	\$311.26	TARIFF SURCHARGE



SHIPPING -
NT



SHIPPING (NON TAX)

\$1,800.00

1.00

\$1,800.00

Subtotal \$12,486.48

Sales Tax \$0.00

Total \$12,486.48

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.

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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 three (3) business days.

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

Quote # A-53390-00004476
Created Date 8/19/2025





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 10/6/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
SW3801-23-B		SOFA - GRADE B	\$2,848.84	2.00	\$5,697.68	
SW3801-21-B		CLUB CHAIR - GRADE B	\$1,235.00	4.00	\$4,939.99	
SW3801-CT		REDONDO COFFEE TABLE	\$1,054.53	2.00	\$2,109.06	
SURCHARGE		SURCHARGE	\$382.40	1.00	\$382.40	TARIFF SURCHARGE



SHIPPING - NT		SHIPPING (NON TAX)	\$2,450.00	1.00	\$2,450.00
---------------	---	--------------------	------------	------	------------

Subtotal	\$15,579.14
Sales Tax	\$0.00
Total	\$15,579.14

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 three (3) business days.

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**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Budget Public Hearing and regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, August 12, 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
Mark Vega	Regional Manager
Michael Broadus	District Counsel
Clay Wright	Field 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 and established a quorum with four (4) Board members present and Mr. Timothy Fisher via *TEAMS*.

SECOND ORDER OF BUSINESS

Public Comments

- HOA representative asked that the CDD continue with FHP until December 2025, and they will pick up the invoices effective January 2026.

On MOTION by Mr. Elliot seconded by Ms. Ball with all in favor, the CDD will continue to handle Florida Highway Patrol (FHP) services until December 2025; beginning January 2026, the HOA will assume responsibility for paying the invoices, was approved. (5-0)

- ASP Pools presented estimate #303743 for \$4,067.37.

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, the ASP Pools estimate #303743 for \$4,067.37, not to exceed \$5,000.00 for any additional items that may arise during inspection, was approved. (5-0)

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of the Fiscal
Year 2026 Final Budget**

A. Open Public Hearing

On MOTION by Mr. Elliot, seconded by Ms. Ball, with all in favor, the Public Hearing on the Adoption of the Fiscal Year 2026 Final Budget was opened at 8:48 a.m. (5-0)

There were no comments or questions from the public.

B. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Final Budget

On MOTION by Mr. Elliot, seconded by Mr. Angail, with all in favor, Resolution 2025-05; Adopting the Fiscal Year 2026 Final Budget was adopted. (5-0)

C. Close Public Hearing

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, the Public Hearing on the Adoption of the Fiscal Year 2026 Final Budget was closed at 8:52 a.m. (5-0)

FOURTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing**

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, the Public Hearing on Levying O&M Assessments was opened at 8:53 a.m. (5-0)

There were no comments or questions from the public.

B. Consideration of Resolution 2025-06; Levying O&M Assessments

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, Resolution 2025-06; Levying O&M Assessments, was adopted. (5-0)

C. Close Public Hearing

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, the Public Hearing Levying O&M Assessments was closed at 8:55 a.m. (5-0)

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

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

B. District Manager

i. Resolution 2025-07; Adopting Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Angail seconded by Mr. Hanlon, with all in favor, Resolution 2025-07; Adopting Fiscal Year 2026 Meeting Schedule, with two (2) additional workshops to follow immediately after the Board meeting scheduled for October 14, 2025, and November 11, 2025 was adopted. (5-0)

ii. Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. Angail seconded by Mr. Hanlon, with all in favor, Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives, was adopted. (5-0)

iii. Reserve Study Replacement Plan

C. District Engineer

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

D. Field Manager Report

i. Field Inspection

- Ms. Sanchez read the field inspection report into the record.

SIXTH ORDER OF BUSINESS

Business Items

A. Update on New Interest-Bearing Account with Valley Bank

- Ms. Sanchez updated the Board on the New Interest-Bearing Account with Valley Bank and answered any Board questions.

B. Discussion on Folio Management Contract

- Folio to be invited to the September meeting to further discuss their contract.

C. Discussion on Inframark Management Contract

- This item was tabled until the next meeting.

D. Review of 2nd Quarter Website Compliance Audit Report

- Ms. Sanchez reviewed the 2nd Quarter Website Compliance Audit Report.

E. Consideration of Jayman Enterprises' Chain Link Fence Proposal

- This item was tabled until the next meeting.

F. Consideration of Florida Alliance Insurance Contract Renewal

- This item was tabled until the next meeting.

G. General Matters of the District

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of July 8, 2025 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for June 2025

C. Acceptance of the Financial Report as of June 30, 2025

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

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Elliot seconded by Mr. Hanlon, with all in favor, the meeting adjourned at 10:03 a.m. (5-0)

Alba Sanchez
District Manager

Anson Angail
Chairperson

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, September 9, 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>via TEAMS</i>)
Kelly Hanlon	Assistant Secretary
Corliss Ball	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
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 and established a quorum with four (4) Board members present and Mr. Timothy Fisher via *TEAMS*.

SECOND ORDER OF BUSINESS

Motion to Adopt the Agenda

On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, the September 9, 2025, Agenda, was adopted. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report..... Page 3

i. Sustainable Services, Inc. – Fence Repair Estimate #2263

- Mr. Jason Leggit provided a high-level field report

On MOTION by Mr. Elliot seconded by Ms. Ball, with all in favor, the Sustainable Services Fence Repair Estimate #2263 was approved. (5-0)

B. District Engineer

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

C. District Counsel

Ethics training was discussed.

D. District Manager

- i. Reserve Study Replacement Plan

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Illuminations Holiday Lighting Proposal**

On MOTION by Mr. Elliot seconded by Mr. Angail, with all in favor, the Illuminations Holiday Lighting Proposal for \$5,600 was approved. (5-0)

B. Discussion on Folio Management Contract

On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, the FOLIO Management Contract was terminated. (5-0)

On MOTION by Mr. Ball, seconded by Mr. Hanlon, with all in favor, the SITEX Pond Maintenance Contract was terminated. (5-0)

On MOTION by Mr. Angail seconded by Mr. Hanlon, with all in favor, Steadfast Environmental, LLC pond contract was approved. (5-0)

C. Review and Discussion on Inframark Management Contract

On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, the Inframark Management Contract to be effective October 1, 2025, was approved. (5-0)

D. Consideration of Florida Alliance Insurance Contract Renewal

- Item discussed at last meeting.

E. Consideration of Jayman Enterprises' Chain Link Fence Proposal

- The Board went with Sustainable Services Inc.

F. Consideration of Interior/Exterior Pain Proposals

- i. Painting by Steve Tercyak
- ii. Original Florida Painting Co.
- iii. CertaPro Painters

- This item was tabled until the Feb 2026 meeting.

G. General Matters of the District

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes from the Meeting held August 12, 2025****B. Consideration of July 2025 Financial Statements and Check Register**

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

SEVENTH ORDER OF BUSINESS **Supervisor Requests**
A. Review of Florida Highway Patrol (FHP) Reports

- The Board reviewed the FHP Reports included in the Agenda Package.

EIGHTH ORDER OF BUSINESS **Audience Comments**
There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Adjournment**
There being no further business,

On MOTION by Mr. Elliot seconded by Mr. Hanlon, with all in favor, the meeting adjourned at 9:19 a.m. (5-0)

Alba Sanchez
District Manager

Anson Angail
Chairperson

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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 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			
ASSETS										
Cash - Operating Account	\$ 732,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 732,389
Cash in Transit	-	-	9	-	-	-	-	-	-	9
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	235
Due From Other Funds	771	-	256	-	-	1	-	-	-	1,028
Investments:										
Acquisition & Construction Account	-	-	-	-	-	-	653	-	-	653
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)	-	-	-	-	28,377	-	-	-	-	28,377
Revenue Fund	-	226,203	363,869	-	-	-	-	-	-	590,072
Revenue Fund (A-1)	-	-	-	287,753	-	-	-	-	-	287,753
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	\$ 736,586	\$ 393,634	\$ 649,124	\$ 518,427	\$ 28,377	\$ 1	\$ 653	\$ 12,228,196	\$ 20,800,000	\$ 35,354,998

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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 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			
LIABILITIES										
Accounts Payable	\$ 20,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,864
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
TOTAL LIABILITIES	20,864	403	-	625	-	-	-	-	20,800,000	20,821,892
FUND BALANCES										
Nonspendable:										
Prepaid Trustee Fees	2,613	-	-	-	-	-	-	-	-	2,613
Restricted for:										
Debt Service	-	393,231	649,124	517,802	28,377	-	-	-	-	1,588,534
Capital Projects	-	-	-	-	-	1	653	-	-	654
Assigned to:										
Operating Reserves	750,486	-	-	-	-	-	-	-	-	750,486
Unassigned:	(37,377)	-	-	-	-	-	-	12,228,196	-	12,190,819
TOTAL FUND BALANCES	715,722	393,231	649,124	517,802	28,377	1	653	12,228,196	-	14,533,106
TOTAL LIABILITIES & FUND BALANCES	\$ 736,586	\$ 393,634	\$ 649,124	\$ 518,427	\$ 28,377	\$ 1	\$ 653	\$ 12,228,196	\$ 20,800,000	\$ 35,354,998

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
Interest - Tax Collector	-	3,954	3,954	0.00%
Rental Income	-	7,045	7,045	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	-	555	555	0.00%
TOTAL REVENUES	1,032,009	1,059,127	27,118	102.63%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Trustee Fees	15,785	15,785	-	100.00%
Disclosure Report	10,000	9,167	833	91.67%
District Counsel	15,000	17,950	(2,950)	119.67%
District Engineer	5,000	2,137	2,863	42.74%
District Manager	46,350	42,488	3,862	91.67%
Accounting Services	9,270	14,248	(4,978)	153.70%
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	37	2,963	1.23%
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	531	219	70.80%
Website Administration	1,854	4,233	(2,379)	228.32%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	175	275	38.89%
Total Administration	174,883	163,830	11,053	93.68%

Electric Utility Services

Utility - Electric	140,000	138,329	1,671	98.81%
Total Electric Utility Services	140,000	138,329	1,671	98.81%

Water-Sewer Comb Services

Utility - Water	15,000	16,261	(1,261)	108.41%
Total Water-Sewer Comb Services	15,000	16,261	(1,261)	108.41%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Utilities</u>				
Utilities-Clubhouse	25,000	2,796	22,204	11.18%
Total Utilities	25,000	2,796	22,204	11.18%
<u>Other Physical Environment</u>				
Waterway Management	12,000	12,650	(650)	105.42%
Landscape Maintenance	224,000	254,997	(30,997)	113.84%
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	6,686	13,314	33.43%
Irrigation Maintenance	15,000	1,829	13,171	12.19%
Total Other Physical Environment	347,500	303,784	43,716	87.42%
<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	8,752	(7,252)	583.47%
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	17,140	7,860	68.56%
R&M-General	5,000	15,238	(10,238)	304.76%
R&M-Gate	1,000	450	550	45.00%
R&M-Pools	30,000	38,082	(8,082)	126.94%
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	35,847	(14,847)	170.70%
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	229,370	49,830	82.15%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Reserves</u>				
Capital Reserve	47,426	47,426	-	100.00%
Total Reserves	47,426	47,426	-	100.00%
TOTAL EXPENDITURES & RESERVES	1,032,009	901,796	130,213	87.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	157,331	157,331	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		558,391		
FUND BALANCE, ENDING		\$ 715,722		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,123	\$ 18,123	0.00%
Special Assmnts- Tax Collector	330,050	339,168	9,118	102.76%
TOTAL REVENUES	330,050	357,291	27,241	108.25%
<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	-	25,141	25,141	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	\$ -	\$ 26,501	\$ 26,501	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		366,730		
FUND BALANCE, ENDING		\$ 393,231		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26,056	\$ 26,056	0.00%
Special Assmnts- Tax Collector	565,456	576,934	11,478	102.03%
TOTAL REVENUES	565,456	602,990	37,534	106.64%
<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	-	39,252	39,252	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	\$ -	\$ 35,945	\$ 35,945	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		613,179		
FUND BALANCE, ENDING		\$ 649,124		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,415	\$ 21,415	0.00%
Special Assmnts- Tax Collector	456,988	472,207	15,219	103.33%
TOTAL REVENUES	456,988	493,622	36,634	108.02%
<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	-	34,384	34,384	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	36,253	36,253	0.00%
Operating Transfers-Out	-	(31,901)	(31,901)	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,352	4,352	0.00%
Net change in fund balance	\$ -	\$ 38,736	\$ 38,736	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		479,066		
FUND BALANCE, ENDING		\$ 517,802		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,084	\$ 1,084	0.00%
Special Assmnts- Tax Collector	53,563	53,479	(84)	99.84%
TOTAL REVENUES	53,563	54,563	1,000	101.87%
<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	-	750	750	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	31,901	31,901	0.00%
Operating Transfers-Out	-	(32,687)	(32,687)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(786)	(786)	0.00%
Net change in fund balance	\$ -	\$ (36)	\$ (36)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,413		
FUND BALANCE, ENDING		\$ 28,377		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<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 August 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
<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>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22	\$ 22	0.00%
TOTAL REVENUES	-	22	22	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	22	22	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	\$ -	\$ (1,534)	\$ (1,534)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,187		
FUND BALANCE, ENDING		\$ 653		

Bank Account Statement

Touchstone CDD

Bank Account No. 1885
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	732,388.83	Statement Balance	752,790.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	732,388.83	Subtotal	752,790.12
Negative Adjustments	0.00	Outstanding Checks	-20,401.29
Ending G/L Balance	732,388.83	Ending Balance	732,388.83

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
08/28/2025		JE001285	Rental Income	Deposit-keys/clubhouse	1,075.00	1,075.00	0.00
08/29/2025		JE001286	Interest - Investments	Interest Income	1.05	1.05	0.00
Total Deposits					1,076.05	1,076.05	0.00
Checks							
07/09/2025	Payment	100110	HOME RIVER GROUP	Inv: 234186	-19,350.15	-19,350.15	0.00
07/24/2025	Payment	100118	ADMIRAL FURNITURE, LLC	Inv: A-152378	-2,439.20	-2,439.20	0.00
07/24/2025	Payment	100119	AMERICA'S SWIMMING POOLS CO.	Inv: 27701	-1,250.00	-1,250.00	0.00
07/24/2025	Payment	100121	SPEAREM ENTERPRISES LLC	Inv: 6238	-250.00	-250.00	0.00
07/24/2025	Payment	100122	INFRAMARK LLC	Inv: 154351	-3.45	-3.45	0.00
07/30/2025	Payment	100125	AMERICA'S SWIMMING POOLS CO.	Inv: 27737	-665.00	-665.00	0.00
08/04/2025	Payment	300058	CHARTER COMMUNICATION S ACH	Inv: 2733012071525-ACH	-281.37	-281.37	0.00
08/05/2025	Payment	100126	JNJ CLEANING SERVICES	Inv: 0573	-1,790.00	-1,790.00	0.00
08/05/2025	Payment	100127	STRALEY ROBIN VERICKER	Inv: 26895	-2,797.50	-2,797.50	0.00
08/05/2025	Payment	100128	JEREMY M. FIELDS	Inv: 202	-2,500.00	-2,500.00	0.00
08/05/2025	Payment	100129	SAFETOUCH LLC	Inv: 20450	-1,575.00	-1,575.00	0.00
08/05/2025	Payment	100130	BUSINESS OBSERVER STEADFAST	Inv: 25-02108H	-153.12	-153.12	0.00
08/06/2025	Payment	100131	CONTRACTORS ALLIANCE	Inv: SA-13947	-18,698.00	-18,698.00	0.00
08/06/2025	Payment	100132	SITEX AQUATICS	Inv: 10039-b	-1,150.00	-1,150.00	0.00

Bank Account Statement

Touchstone CDD

Bank Account No. 1885

Statement No. 08-25

Statement Date

08/31/2025

08/27/2025	Payment	DD335	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001845	-19.38	-19.38	0.00
08/19/2025	Payment	2021	GREGORY L. ELLIOT JOHN	Check for Vendor V00022	-200.00	-200.00	0.00
08/19/2025	Payment	2022	CHRISTOPHER SHELTON	Check for Vendor V00068	-1,282.18	-1,282.18	0.00
08/19/2025	Payment	2023	TIMOTHY FISHER	Check for Vendor V00041	-200.00	-200.00	0.00
08/20/2025	Payment	100134	INFRAMARK LLC	Inv: 155307	-5,593.33	-5,593.33	0.00
08/20/2025	Payment	100138	AMERICA'S SWIMMING POOLS CO.	Inv: 27723	-1,750.00	-1,750.00	0.00
08/18/2025	Payment	300059	CITY OF TAMPA UTILITIES ACH	Inv: 080425-8519-ACH	-308.07	-308.07	0.00
08/25/2025		JE001258	Bank Fees	Bank Fees	-531.22	-531.22	0.00
08/27/2025	Payment	300060	TECO TAMPA ELECTRIC ACH	Inv: 080625-0846-ACH	-1,204.48	-1,204.48	0.00
08/27/2025	Payment	300061	TECO TAMPA ELECTRIC ACH	Inv: 080625-9474-ACH	-326.25	-326.25	0.00
08/27/2025	Payment	300062	TECO TAMPA ELECTRIC ACH	Inv: 080625-2751-ACH	-1,308.35	-1,308.35	0.00
08/27/2025	Payment	300063	TECO TAMPA ELECTRIC ACH	Inv: 080625-7573-ACH	-832.59	-832.59	0.00
08/27/2025	Payment	300064	TECO TAMPA ELECTRIC ACH	Inv: 080625-1554-ACH	-1,186.35	-1,186.35	0.00
08/27/2025	Payment	300065	TECO TAMPA ELECTRIC ACH	Inv: 080625-7385-ACH	-7,700.15	-7,700.15	0.00
08/29/2025	Payment	300066	BOCC ACH	Inv: 080825-5608-ACH	-1,034.24	-1,034.24	0.00
Total Checks					-76,379.38	-76,379.38	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/19/2025	Payment	2020	ANSON THOMAS ANGAIL	Check for Vendor V00019		-200.00
08/20/2025	Payment	100133	COMPLETE I.T.	Inv: 17302		-101.70
08/20/2025	Payment	100135	PHANTOM FITNESS SERVICES	Inv: 081525-		-731.38
08/20/2025	Payment	100136	JEREMY M. FIELDS	Inv: 203, Inv: 204, Inv: 205		-7,200.00
08/20/2025	Payment	100137	JNJ CLEANING SERVICES	Inv: 0583		-714.58
08/26/2025	Payment	100139	JEREMY M. FIELDS	Inv: 206		-2,500.00
08/26/2025	Payment	100140	AMERICA'S SWIMMING POOLS CO.	Inv: 28067		-8,953.63
Total Outstanding Checks						-20,401.29

Outstanding Deposits

Total Outstanding Deposits

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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
GENERAL FUND - 001									
001	100126	08/05/25	V00016	JNJ CLEANING SERVICES	0573	July 2025 cleaning invoice	AMENITY CLEANING	531165-57201	\$1,790.00
001	100127	08/05/25	V00015	STRALEY ROBIN VERICKER	26895	Legal counsel June 2025	PROFESSIONAL SERVICES	531146-51401	\$2,797.50
001	100128	08/05/25	V00081	JEREMY M. FIELDS	202	FHP Patrol July 29 2025	fhp	546479-57201	\$2,500.00
001	100129	08/05/25	V00066	SAFETOUCH LLC	20450	replacemetn FOB for the clubhouse	fob replacement	546001-57201	\$1,575.00
001	100130	08/05/25	V00080	BUSINESS OBSERVER	25-02108H	legal advertisement July 2025	legal services	548002-51301	\$153.12
001	100131	08/06/25	V00008	STEADFAST CONTRACTORS ALLIANCE	SA-13947	Aug 2025 landscape maintenance	LANDSCAPE SERVICES	546300-53908	\$18,698.00
001	100132	08/06/25	V00031	SITEX AQUATICS	10039-B	August lake management	WATERWAY	531085-53908	\$1,150.00
001	100133	08/20/25	V00075	COMPLETE I.T.	17302	August google email vault	google email	546479-53908	\$101.70
001	100134	08/20/25	V00034	INFRAMARK LLC	155307	August 2025 Management fee	MANAGEMENT FEE	531142-51301	\$833.33
001	100134	08/20/25	V00034	INFRAMARK LLC	155307	August 2025 Management fee	MANAGEMENT FEE	531150-51301	\$3,862.50
001	100134	08/20/25	V00034	INFRAMARK LLC	155307	August 2025 Management fee	MANAGEMENT FEE	532001-51301	\$772.50
001	100134	08/20/25	V00034	INFRAMARK LLC	155307	August 2025 Management fee	MANAGEMENT FEE	549936-51301	\$125.00
001	100135	08/20/25	V00071	PHANTOM FITNESS SERVICES	081525-	TOUCHSTONE Preventive Maint	phantom fitness	546516-53908	\$731.38
001	100136	08/20/25	V00081	JEREMY M. FIELDS	205	FHP 8/11-8/16/2025	fhp	546479-53908	\$2,300.00
001	100136	08/20/25	V00081	JEREMY M. FIELDS	203	August 2025 FHP	FHP	546479-53908	\$2,500.00
001	100136	08/20/25	V00081	JEREMY M. FIELDS	204	August 11 2025 FHP	FHP	546479-53908	\$2,400.00
001	100137	08/20/25	V00016	JNJ CLEANING SERVICES	0583	cleaning services August 2025	AMENITY CLEANING	531165-57201	\$714.58
001	100138	08/20/25	V00082	AMERICA'S SWIMMING POOLS CO.	27723	August 2025 Pool contract	monthly contract	546074-53908	\$1,750.00
001	100139	08/26/25	V00081	JEREMY M. FIELDS	206	FHP Patrol August -Sept 2025	fhp	546479-53908	\$2,500.00
001	100140	08/26/25	V00082	AMERICA'S SWIMMING POOLS CO.	28067	max e motor replacement August 2025	pool	546074-57201	\$8,953.63
001	2020	08/19/25	V00019	ANSON THOMAS ANGAIL	AA-081225	BOARD 8/12/25	Supervisor Fees	511100-51101	\$200.00
001	2021	08/19/25	V00022	GREGORY L. ELLIOT	GE-081225	BOARD 8/12/25	Supervisor Fees	511100-51101	\$200.00
001	2022	08/19/25	V00068	JOHN CHRISTOPHER SHELTON	082125	reimbursement for maint repairs	shower parts , repair work	546516-53908	\$940.63
001	2022	08/19/25	V00068	JOHN CHRISTOPHER SHELTON	081425	reimbursement for cleaning and supplies	reimbursement	534349-57201	\$341.55
001	2023	08/19/25	V00041	TIMOTHY FISHER	TF-081225	BOARD 8/12/25	Supervisor Fees	511100-51101	\$200.00
001	300058	08/04/25	V00049	CHARTER COMMUNICATIONS ACH	2733012071525-ACH	spectrum bill July 2025	INTERNET	543059-57201	\$281.37
001	300059	08/18/25	V00045	CITY OF TAMPA UTILITIES ACH	080425-8519-ACH	TOUCHSTONE WATER August 2025	WATER	543018-53600	\$308.07
001	300060	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-0846-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$1,204.48
001	300061	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-9474-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$326.25
001	300062	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-2751-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$1,308.35
001	300063	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-7573-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$832.59
001	300064	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-1554-ACH	August 2025 teco	ELECTRIC	543041-53100	\$1,186.35
001	300065	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-7385-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$7,700.15
001	300066	08/29/25	V00038	BOCC ACH	080825-5608-ACH	August 2025 BOCC	WATER	543018-53600	\$1,034.24
001	DD335	08/27/25	V00032	TECO TAMPA ELECTRIC ACH	080625-9768-ACH	August 2025 TECO	ELECTRIC	543041-53100	\$19.38
Fund Total									\$72,291.65

Total Checks Paid	\$72,291.65
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TOUCHSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	8/15/2025	2733012081525-ACH	\$281.37	\$281.37	INTERNET
INFRAMARK LLC	8/1/2025	155307	\$833.33		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155307	\$3,862.50		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155307	\$772.50		MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155307	\$125.00	\$5,593.33	MANAGEMENT FEE
JEREMY M. FIELDS	8/11/2025	204	\$2,400.00	\$2,400.00	FHP
JEREMY M. FIELDS	8/24/2025	206	\$2,500.00	\$2,500.00	fhp
JOHN CHRISTOPHER SHELTON	8/14/2025	081425	\$341.55	\$341.55	reimbursement
PHANTOM FITNESS SERVICES	8/15/2025	081525-	\$731.38	\$731.38	phantom fitness
SITEX AQUATICS	8/1/2025	10039-B	\$1,150.00	\$1,150.00	WATERWAY
SPEAREM ENTERPRISES LLC	8/26/2025	6255	\$250.00	\$250.00	EMPTY TRASH CANS
STEADFAST CONTRACTORS ALLIANCE	8/1/2025	SA-13947	\$18,698.00	\$18,698.00	LANDSCAPE SERVICES
STEADFAST CONTRACTORS ALLIANCE	8/25/2025	SA-14644	\$16,390.00	\$16,390.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$48,335.63	\$48,335.63	
Utilities					
BOCC ACH	8/8/2025	080825-5608-ACH	\$1,034.24	\$1,034.24	WATER
CITY OF TAMPA UTILITIES ACH	8/4/2025	080425-8519-ACH	\$308.07	\$308.07	WATER
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-9768-ACH	\$19.38	\$19.38	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-0846-ACH	\$1,204.48	\$1,204.48	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-9474-ACH	\$326.25	\$326.25	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-2751-ACH	\$1,308.35	\$1,308.35	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-7573-ACH	\$832.59	\$832.59	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-1554-ACH	\$1,186.35	\$1,186.35	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-7385-ACH	\$7,700.15	\$7,700.15	ELECTRIC

TOUCHSTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$13,919.86	\$13,919.86	
Regular Services					
AMERICA'S SWIMMING POOLS CO.	8/1/2025	27723	\$1,750.00	\$1,750.00	monthly contract
AMERICA'S SWIMMING POOLS CO.	8/5/2025	28067	\$8,953.63	\$8,953.63	pool
ANSON THOMAS ANGAIL	8/12/2025	AA-081225	\$200.00	\$200.00	BOARD 8/12/25
CHARTER COMMUNICATIONS ACH	7/15/2025	2733012071525-ACH	\$281.37	\$281.37	INTERNET
COMPLETE I.T.	8/1/2025	17302	\$101.70	\$101.70	google email
GREGORY L. ELLIOT	8/12/2025	GE-081225	\$200.00	\$200.00	BOARD 8/12/25
JEREMY M. FIELDS	8/17/2025	205	\$2,300.00	\$2,300.00	fhp
JEREMY M. FIELDS	8/4/2025	203	\$2,500.00	\$2,500.00	FHP
JNJ CLEANING SERVICES	8/13/2025	0583	\$714.58	\$714.58	AMENITY CLEANING
JOHN CHRISTOPHER SHELTON	8/5/2025	082125	\$940.63	\$940.63	shower parts , repair work
TIMOTHY FISHER	8/12/2025	TF-081225	\$200.00	\$200.00	BOARD 8/12/25
Regular Services Subtotal			\$18,141.91	\$18,141.91	
TOTAL			\$80,397.40	\$80,397.40	

August 15, 2025
Invoice Number: 2733012081525
Account Number: 8337 12 030 2733012
Security Code: 1971
Service At: 4205 GLOBE THISTLE DR
TAMPA FL 33619-6927

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 08/15/25 through 09/14/25
details on following pages

Previous Balance	281.37
Payments Received -Thank You!	-281.37
Remaining Balance	\$0.00
Spectrum Business™ TV	54.00
Spectrum Business™ Internet	150.00
Spectrum Business™ Voice	40.00
Other Charges	28.00
Taxes, Fees and Charges	9.37
Current Charges	\$281.37
YOUR AUTO PAY WILL BE PROCESSED 09/02/25	
Total Due by Auto Pay	\$281.37

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33576-0652
8633 2390 DY RP 15 08162025 NNNNNNNN 01 001020 0004

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



August 15, 2025
TOUCHSTONE-LENNAR

Invoice Number: 2733012081525
Account Number: 8337 12 030 2733012
Service At: 4205 GLOBE THISTLE DR
TAMPA FL 33619-6927

Total Due by Auto Pay **\$281.37**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712030273301200281378

August 15, 2025



Invoice Number: TOUCHSTONE-LENNAR
 Account Number: 2733012081525
 Security Code: 8337 12 030 2733012
 1971

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 15 08162025 NNNNNNNN 01 001020 0004

Charge Details

Previous Balance		281.37
EFT Payment	08/02	-281.37
Remaining Balance		\$0.00

Payments received after 08/15/25 will appear on your next bill.

Service from 08/15/25 through 09/14/25

Spectrum Business™ TV

Spectrum Business TV	45.00
Promotional Discount	-5.00
Spectrum Receiver	14.00
	\$54.00

Spectrum Business™ TV Total **\$54.00**

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-60.00
Business WiFi	10.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$150.00

Spectrum Business™ Internet Total **\$150.00**

Spectrum Business™ Voice

Phone number (813) 769-9736

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$40.00**

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

State and Local Sales Tax	1.05
Communications Services Tax	8.32
Taxes, Fees and Charges Total	\$9.37

Current Charges **\$281.37**

Total Due by Auto Pay **\$281.37**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155307

DATE

8/1/2025

CUSTOMER ID

C2317

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

BILL TO

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

Services provided for the Month of: August 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

Jeremy Fields (Highway Patrol)
11305 N. McKinley Drive
Tampa, Florida 33612
United States

BILL TO
Touchstone CDD
4205 Wild Senna Blvd
Tampa, Florida 33619
United States

Invoice Number: 204
Invoice Date: August 11, 2025
Payment Due: September 10, 2025
Amount Due (USD): \$2,400.00

Items	Quantity	Price	Amount
Off-Duty 8/5/25 4 hrs plus 1 hr travel 8/7/25 8 hrs plus 1 hr travel 8/9/25 4 hrs plus 1 hr travel 8/11/25 4 hrs plus 1 hr travel	1	\$2,400.00	\$2,400.00

Extra Hour of travel pays for all mileage driven while on off-duty police employment, auto insurance, and weekly paperwork required to be completed

Total: \$2,400.00

Amount Due (USD): \$2,400.00

INVOICE

Jeremy Fields (Highway Patrol)
11305 N. McKinley Drive
Tampa, Florida 33612
United States

BILL TO
Touchstone CDD
4205 Wild Senna Blvd
Tampa, Florida 33619
United States

Invoice Number: 206
Invoice Date: August 24, 2025
Payment Due: September 23, 2025
Amount Due (USD): \$2,500.00

Items	Quantity	Price	Amount
Off-Duty 8/19/25 4 hrs plus 1 hr travel 8/20/25 4 hrs plus 1 hr travel 8/21/25 5 hrs plus 1 hr travel 8/22/25 3 hrs plus 1 hr travel 8/23/25 4 hrs plus 1 hr travel Extra Hour of travel pays for all mileage driven while on off-duty police employment, auto insurance, and weekly paperwork required to be completed	1	\$2,500.00	\$2,500.00

Total: \$2,500.00

Amount Due (USD): \$2,500.00

CHECK REQUEST FORM

District Name: Touchstone cdd

Date: 8.14.25

Invoice Number: _____

Please issue a check to:

Vendor Name: John Shelton

Vendor No.: _____

Check amount: \$341.55

Please code to:

Check Description/Reason: cleaning and maintenance supplies

Mailing instructions: 1401 Lake Shore Ranch DR
Seffner FL 33584

Due Date for Check: ASAP



Requestor: Alba Sanchez

Manager's review:	_____

Order Summary

Order placed August 15, 2025 Order # 112-2558359-5338652

Ship to	Payment method	Order Summary	
Catherine marie cox 1401 LAKE SHORE RANCH DR SEFFNER, FL 33584-5545 United States	Visa ending in 5271 View related transactions	Item(s) Subtotal:	\$128.70
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$128.70
		Estimated tax to be collected:	\$9.65
		Grand Total:	\$138.35

Arriving today 2 PM – 6 PM	
	Amazon Basics 2-Ply Soft Toilet Paper, 30 Rolls (5 Packs of 6), Equivalent to 185 Regular Rolls, Packaging May Vary Sold by: Amazon.com Supplied by: Other \$25.21
Arriving today 2 PM – 6 PM	
	Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes Sold by: Amazon.com Supplied by: Other \$103.49

Order Summary

Order placed July 27, 2025 Order # 112-2933639-6633844

Ship to	Payment method	Order Summary	
Catherine marie cox 1401 LAKE SHORE RANCH DR SEFFNER, FL 33584-5545 United States	Visa ending in 5271 View related transactions	Item(s) Subtotal:	\$91.86
		Shipping & Handling:	\$0.00
		Total before tax:	\$91.86
		Estimated tax to be collected:	\$6.88
		Grand Total:	\$98.74

Delivered July 28

Your package was left near the front door or porch.



20 Inch Life Preserver Ring with Water Floating Lifesaving Rope 98.4FT Set, Swim Foam Buoy Swimming Pool Safety Throwing Ring Rope Rescue Lifeguard Wall Decoration

Sold by: [QHszTTUs](#)

Return or replace items: Eligible through August 27, 2025
\$40.99

Delivered July 28

Your package was left near the front door or porch.



uxcell 50pcs Rubber End Caps 16mm(5/8 inch) ID Vinyl Round Tube Bolt Cap Cover Screw Thread Protectors Black

Sold by: [uxcell](#)

Return or replace items: Eligible through August 27, 2025
\$9.99



EASYTEST 7-Way Pool Test Strips, 150 Strips Water Chemical Testing for Hot tub and Spa, Accurate Test Bromine, Total Alkalinity, pH, Free Chlorine, Total Hardness, Cyanuric Acid, and Total Chlorine

Sold by: [Hyshang](#)

Supplied by: [Wzard](#)

Return or replace items: Eligible through August 27, 2025
\$12.99

Delivered August 1

Your package was left near the front door or porch.



Basic Medical Blue Nitrile Exam Gloves - Latex-Free & Powder-Free - NGPF-7003 (Box of 100), Large

Sold by: [Amazon.com](#)


Supplied by: [Other](#)

Return or replace items: Eligible through September 1, 2025
\$8.95

Order Summary

Order placed July 22, 2025 Order # 112-8349452-1934662

Ship to	Payment method	Order Summary	
Catherine marie cox 1401 LAKE SHORE RANCH DR SEFFNER, FL 33584-5545 United States	Visa ending in 5271 View related transactions	Item(s) Subtotal:	\$25.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$25.98
		Estimated tax to be collected:	\$1.94
		Grand Total:	\$27.92



2

\$12.99

Delivered July 25

Your package was left near the front door or porch.

Bonsicoky 24 Pcs Round Rubber End Caps, 3/4" (19mm) ID Vinyl Flexible Screw Thread Protectors, Black Bolt End Caps for Metal Tubing Rod Bolt



Sold by: [JIAWONG](#)

Return or replace items: Eligible through August 24, 2025

Order Summary

Order placed July 14, 2025 Order # 112-0182114-4239432

Ship to	Payment method	Order Summary	
Catherine marie cox 1401 LAKE SHORE RANCH DR SEFFNER, FL 33584-5545 United States	Visa ending in 5271 View related transactions	Item(s) Subtotal:	\$71.20
		Shipping & Handling:	\$2.99
		Free Shipping:	-\$2.99
		Total before tax:	\$71.20
		Estimated tax to be collected:	\$5.34
		Grand Total:	\$76.54

Delivered July 15 Your package was left near the front door or porch.	
	Amazon Basics 2-Ply Soft Toilet Paper, 30 Rolls (5 Packs of 6), Equivalent to 185 Regular Rolls, Packaging May Vary Sold by: Amazon.com Supplied by: Other Return window closed on August 14, 2025 \$25.21
Delivered July 15 Your package was left near the front door or porch.	
	Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll Sold by: Zero Waste USA Return window closed on August 14, 2025 \$45.99

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: 08/15/2025
INV08152025-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			
Repairs to leg curl machine and Treadmill that was non operational during testing	1		\$ 317.00
		Subtotal	\$ 731.38
		Shipping	N/A
		Tax	Exempt
		Total	\$ 731.38

Notes: Quarterly recommended lube and service complete.

Thank you!

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

Invoice details

Invoice no.: 10039-b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	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

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
Touchstone
Inframark
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Ship to
Touchstone
Inframark
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Invoice details
Invoice no.: 6255
Terms: Net 15
Invoice date: 08/26/2025
Due date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	7/15/25 to 8/16/25 empty dog waste and community trash cans once a week for 4 weeks price includes trash bags and mut mits	4	\$62.50	\$250.00

Total **\$250.00**

Note to customer
Thank You! We Appreciate Your Business.



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-13947

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/25/2025	SA-14644

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...			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
This proposal is for various plant replacements of dead, declining, or missing plant material in the pocket park islands on the North side of Wild Senna Blvd. Price includes materials, labor, and dump fees.								
Scope of Work:								
Remove existing plant material as needed.								
Replace/Fill in empty bed space with plants listed below.								
Remove and replace existing drip line as needed to accommodate new plant material.								
Touch up mulch in planting areas as needed when finished.								
Fountain Grass - White - 3 Gallon	85	1,530.00	0			100.00%	18.00	1,530.00
Fountain Grass - Red - 3 Gallon	5	90.00	0			100.00%	18.00	90.00
Fakahatchee Grass - Dwarfed - 3 Gallon	5	90.00	0			100.00%	18.00	90.00
Muhly Grass - Pink - 3 Gallon	5	90.00	0			100.00%	18.00	90.00
Copperleaf - 7 Gallon	70	3,850.00	0			100.00%	55.00	3,850.00
Schefflera Arboricola - Trinetto - 3 Gallon	150	2,700.00	0			100.00%	18.00	2,700.00
Firebush - 3 Gallon	80	1,440.00	0			100.00%	18.00	1,440.00
Ixora - Maui - Red - 3 Gallon	70	1,260.00	0			100.00%	18.00	1,260.00
Agapanthus - 3 Gallon	60	1,080.00	0			100.00%	18.00	1,080.00

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/25/2025	SA-14644

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...			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Jasmine - Confederate - Variegated - 1 Gallon	100	950.00	0			100.00%	9.50	950.00
St. Augustine Sod - Per Pallet	1	810.00	0			100.00%	810.00	810.00
Granite Rock - Gray & Pink - 1 1/2? - Per Cubic Yard	1	450.00	0			100.00%	450.00	450.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	20	1,200.00	0			100.00%	60.00	1,200.00
Irrigation - Add/Adjust as needed.	1	850.00	0			100.00%	850.00	850.00

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	\$16,390.00
Payments/Credits	\$0.00
Balance Due	\$16,390.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025

S-Page 1 of 4

Summary of Account Charges

Previous Balance	\$1,242.67
Net Payments - Thank You	\$-1,242.67
Total Account Charges	\$1,034.24
AMOUNT DUE	\$1,034.24

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

697 0

DUE DATE

08/29/2025

**Auto Pay Scheduled
DO NOT PAY**



0010810556083 00001034248



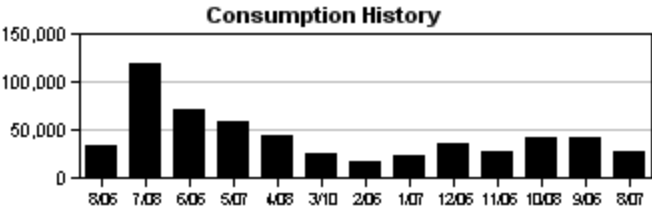
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025
Service Address: 4205 WILD SENNA BLVD-AMENITY			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
18070620	07/08/2025	7025	08/06/2025	7069	4400 CU FT	ACTUAL	SEWER
61051083	07/08/2025	291611	08/06/2025	295767	415600 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$214.60
Reclaimed Water Charge	\$91.98
Total Service Address Charges	\$363.21



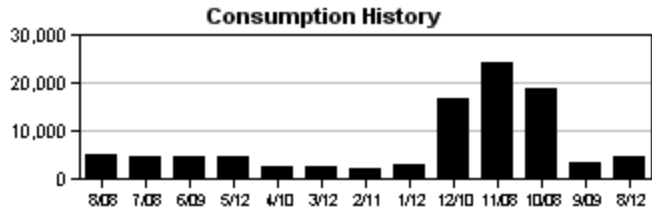
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025
Service Address: 7347 SPRING SNOWFLAKE AVE - RECLAIMED IRRIGATION			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702101240	07/08/2025	227255	08/08/2025	232236	4981 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.79
Total Service Address Charges	\$6.79





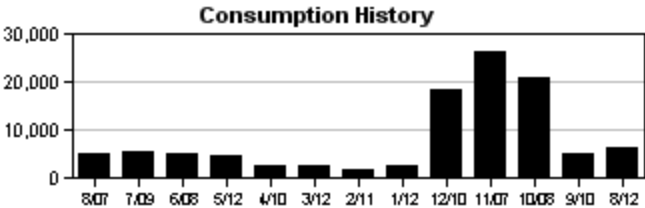
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025
Service Address: 7205 SPRING SNOWFLAKE AVE - RECLAIMED IRRI			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702098334	07/09/2025	212551	08/07/2025	217721	5170 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.82
Total Service Address Charges	\$6.82



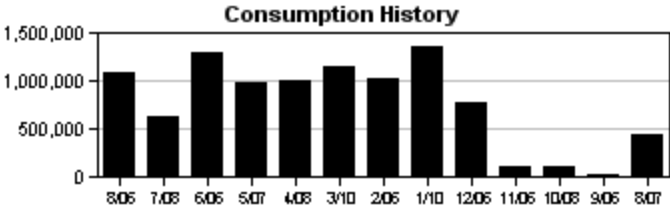
Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025
Service Address: 7651 CAMDEN FIELD PKWY			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61024546	07/08/2025	492902	08/06/2025	503727	1082500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$638.18
Total Service Address Charges	\$638.18





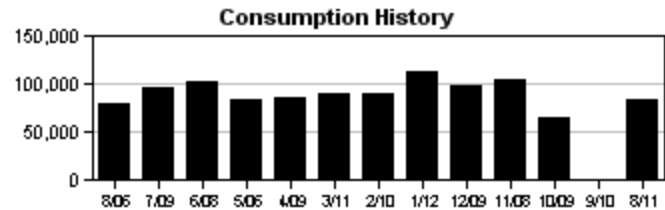
Hillsborough
County Florida

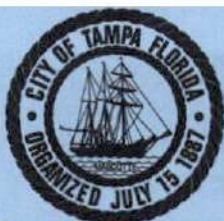
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/08/2025	08/29/2025
Service Address: 4703 NORMAN OAK PL - COMM RCLM IRRIG			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702140022	07/09/2025	2259374	08/06/2025	2337615	78241 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.24
Total Service Address Charges	\$19.24





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

Amount Now Due

\$308.07

Make Check Payable:
City of Tampa Utilities

Your Account Number

2338519



BILL DATE: 08/04/2025

PAY NEW CHARGES BY: AUTO PAY



803
TOUCHSTONE CDD
C/O TOUCHSTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

00002338519 0000030807

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: 08/04/2025

Service For:

TOUCHSTONE CDD
4205 WILD SENNA BLVD

SERVICE TO: 07/29/2025

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
18070620 WATER	7054	7009	32	45	34
LAST BILLING					1,989.45
LESS PAYMENTS					1,989.45CR
WATER BASE CHARGE 1"				1 Meter @ 21.87	21.87
WATER TIER 1 CHARGE				25.0 @ 4.88	122.00
WATER TIER 2 CHARGE				20.0 @ 8.21	164.20
TBW PASS-THROUGH				45.0 @ 0.00	0.00
WATER SUBTOTAL				308.07	

Amount Now Due

\$308.07

Your Account Number

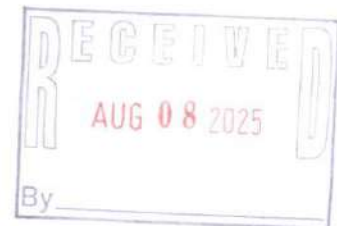
2338519

Water Customer Class

COMMERCIAL

Water Usage History

Months	Gallons (1000's)
AUG	34
JUL	138
JUN	65
MAY	51
APR	30
MAR	27
FEB	20
JAN	22
DEC	2
NOV	61
OCT	41
SEP	40
AUG	76



See Reverse Side for
additional information

Pay This Amount

\$308.07

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 08-18-2025



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

Statement Date: August 06, 2025

Amount Due: \$19.38

Due Date: August 27, 2025

Account #: 211023749768

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$18.74

Payment(s) Received Since Last Statement -\$18.74

Current Month's Charges \$19.38

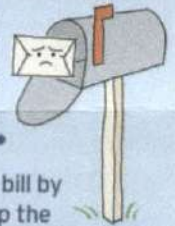
Amount Due by August 27, 2025 \$19.38

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: August 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: \$19.38

Payment Amount: \$ _____

635335071324

Your account will be
drafted on August 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:
7011 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000921015	07/31/2025	0		0		0 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Total Current Month's Charges

\$19.38

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

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P.O. Box 31318
Tampa, FL 33631-3318
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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
TOUCHSTONE COMMUNITY DEVELOPMENT DI
4281 S 78TH ST, CLB HSE
TAMPA, FL 33619-6961

Statement Date: August 06, 2025

Amount Due: \$1,204.48

Due Date: August 27, 2025

Account #: 211027180846

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$1,358.73

Payment(s) Received Since Last Statement -\$1,358.73

Current Month's Charges \$1,204.48

Amount Due by August 27, 2025 \$1,204.48

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 **7.09% lower** than the same period last year.

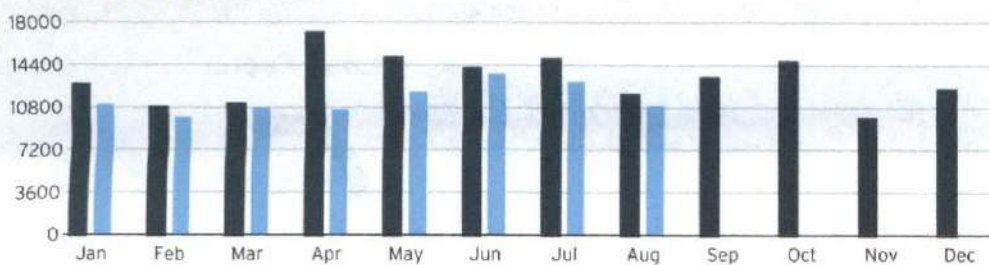


Your peak billing demand was **0% higher** than the same period last year.



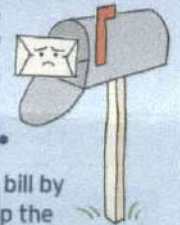
Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't
need me
anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211027180846

Due Date: August 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: \$1,204.48

Payment Amount: \$ _____

677310173046

Your account will be
drafted on August 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:
4281 S 78TH ST
CLB HSE, TAMPA, FL 33619-6961

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000756145	07/31/2025	25,525	14,526	10,999 kWh	1	30 Days
1000756145	07/31/2025	24.97	0	24.97 kW	1	30 Days

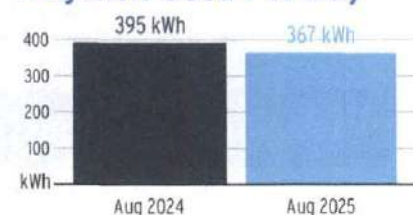
Charge Details



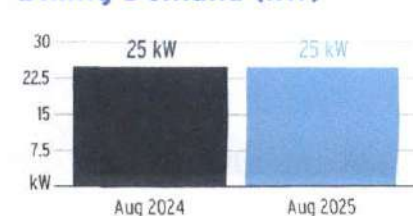
Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	25 kW @ \$18.07000/kW	\$451.75
Energy Charge	10,999 kWh @ \$0.00773/kWh	\$85.02
Fuel Charge	10,999 kWh @ \$0.03391/kWh	\$372.98
Capacity Charge	25 kW @ \$0.30000/kW	\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW	\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW	\$23.25
Environmental Cost Recovery	10,999 kWh @ \$0.00068/kWh	\$7.48
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW	\$28.75
Storm Surcharge	10,999 kWh @ \$0.01035/kWh	\$113.84
Florida Gross Receipt Tax		\$30.11
Electric Service Cost		\$1,204.48

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,204.48

Load Factor



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

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

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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

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

Contact Us

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TampaElectric.com

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Residential Customer Care:
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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
0 S 78TH ST TOWER DAIRY PH7
TAMPA, FL 33619

Statement Date: August 06, 2025

Amount Due: \$326.25

Due Date: August 27, 2025

Account #: 221008369474

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$326.25

Payment(s) Received Since Last Statement -\$326.25

Current Month's Charges \$326.25

Amount Due by August 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.

**Let's be honest.
You don't
need me
anymore.**

You can get your bill by
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Move on to paperless billing.

Log in at TECOaccount.com
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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: August 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: \$ _____

660026290481

Your account will be
drafted on August 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:
0 S 78TH ST TOWER DAIRY PH7
TAMPA, FL 33619

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00000049-0000-495-Page 12 of 20

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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 CDD
78TH ST S TOWER DAIRY PH 5
TAMPA, FL 33619

Statement Date: August 06, 2025

Amount Due: \$1,308.35

Due Date: August 27, 2025

Account #: 221008192751

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$1,308.35

Payment(s) Received Since Last Statement -\$1,308.35

Current Month's Charges \$1,308.35

Amount Due by August 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.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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 #: 221008192751

Due Date: August 27, 2025

Amount Due: \$1,308.35

Payment Amount: \$ _____

684717552327

Your account will be
drafted on August 27, 2025



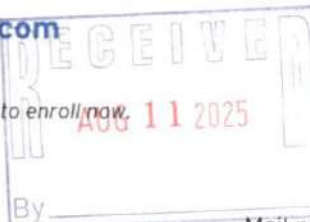
Pay your bill online at TampaElectric.com

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

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

00004471 FTECO108072500070710 00000 03 00000000 18595 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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Statement Date: August 06, 2025

Amount Due: \$832.59

Due Date: August 27, 2025

Account #: 221008637573

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$832.59

Payment(s) Received Since Last Statement -\$832.59

Current Month's Charges \$832.59

Amount Due by August 27, 2025 \$832.59

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



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You don't
need me
anymore.**



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email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: August 27, 2025

Amount Due: \$832.59

Payment Amount: \$ _____

632865946829

Your account will be
drafted on August 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.

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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00004471-0010622-Page 6 of 8

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

Statement Date: August 06, 2025

Amount Due: \$1,186.35

Due Date: August 27, 2025

Account #: 221008101554

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$1,186.35

Payment(s) Received Since Last Statement -\$1,186.35

Current Month's Charges \$1,186.35

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

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



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and select "ON" to enroll.

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

Account #: 221008101554

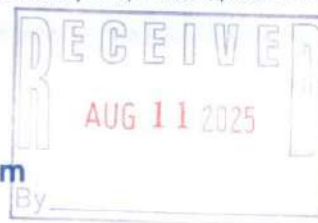
Due Date: August 27, 2025



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: \$1,186.35

Payment Amount: \$ _____

684717552154

Your account will be
drafted on August 27, 2025

00004308 FTECO108072500070710 00000 03 00000000 18432 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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00004308-0010241- Page 2 of 4

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
4299 S 78TH ST
TAMPA, FL 33619-6961

Statement Date: August 06, 2025

Amount Due: \$7,700.15

Due Date: August 27, 2025

Account #: 221007137385

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

Account Summary

Previous Amount Due	\$7,698.89
Payment(s) Received Since Last Statement	-\$7,698.89
Current Month's Charges	\$7,700.15

Amount Due by August 27, 2025 \$7,700.15

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

Your Energy Insight

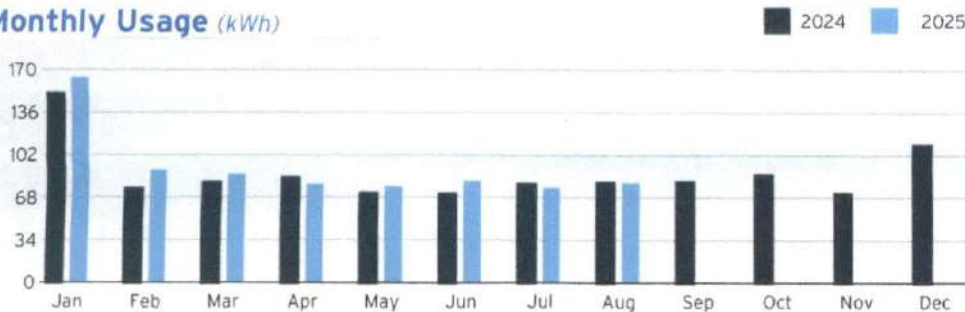
Your average daily kWh used was **0% higher** than the same period last year.

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

Let's be honest.
You don't
need me
anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221007137385

Due Date: August 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: \$7,700.15

Payment Amount: \$ _____

666199082820

Your account will be
drafted on August 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

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000708574	07/31/2025	4,462	4,382	80 kWh	1	30 Days

Charge Details

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	80 kWh @ \$0.08641/kWh	\$6.91
Fuel Charge	80 kWh @ \$0.03391/kWh	\$2.71
Storm Protection Charge	80 kWh @ \$0.00577/kWh	\$0.46
Clean Energy Transition Mechanism	80 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	80 kWh @ \$0.02121/kWh	\$1.70
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.81

Avg kWh Used Per Day



00000049-0000487-Page 16 of 20

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.

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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

\$7,700.15



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

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

Important Messages

Moving? Save time and reduce stress!

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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #27723 08/01/2025
DUE ON 08/15/2025

Touchstone CDD
4205 Wild Senna Boulevard
Tampa, Florida 33619

SERVICE ADDRESS
4205 Wild Senna Boulevard
Tampa, Florida 33619

SERVICE DATES	TITLE	QTY	PRICE	AMOUNT
08/01/2025 - 08/31/2025	Main Pool - Commerical Pool Service (HOA)	1	\$1,750.00	\$1,750.00
	Splash Pad - Commerical Pool Service (HOA)	1	\$0.00	\$0.00
Subtotal				\$1,750.00
Taxable Subtotal				\$0.00
Discount				\$0.00
Tax				\$0.00
TOTAL BALANCE DUE				\$1,750.00 \$1,750.00

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting <https://aspsouthshorefl.poolbrain.com>

We appreciate your business and prompt payment



PO Box 3485
Apollo Beach, FL 33572
813-322-5270

Invoice #28067 08/05/2025

DUE ON 08/08/2025

PAST DUE

Touchstone CDD
4205 Wild Senna Boulevard
Tampa, Florida 33619

SERVICE ADDRESS
4205 Wild Senna Boulevard
Tampa, Florida 33619

SERVICE DATES

07/15/2025

QTY

PRICE

AMOUNT

Max-E-Pro/HSQ165 Motor Replacement

This is for the pool filter pit vacuum/drain pump. This is required to clean the filter. On 7/28, we attempted to clean the filter due to cloudiness. The pump started to smoke. Per verbal communication with Chris Shelton, we were authorized to replace the pump immediately. Repairs were completed the same day to restore pool operations.

1

\$741.52

\$741.52

Sta-Rite Max-E-Pro Pump Seal Go-Kit

1.0

Labor

2.0

Electrical Installation

1.0

Include various wire, flexible conduit, and Liquidtight fittings.

Square Flange Pool and Spa Pump Motor 1.65HP

1.0

Max-E-Pro Impeller 1.5HP and 2HP
None

1

\$129.42

\$129.42

Diffuser for 1 1/2HP to 3HP Max-E-Pro Pumps
None

1

\$52.50

\$52.50

Close Coupled EQ Series® ODP Replacement Pump Motor 1PH 7.5HP 230V

This line item and all following up to the labor were part of repairing the recirculation pump #2. The seal plate, impeller, diffuser and all internal hardware (fasteners) were removed and missing prior to us starting service.

1

\$2,059.00

\$2,059.00

EQ Series Seal Plate

1

\$1,212.40

\$1,212.40

Pentair Shaft Seal

1

\$98.50

\$98.50

EQ Series 7.5HP Impeller Assembly

1

\$519.40

\$519.40

EQ Series 7.5HP Diffuser

1

\$858.20

\$858.20

EQ Series Diffuser O-Ring

1

\$29.07

\$29.07

Interior Diameter Seal Plate O-Ring	1	\$83.06	\$83.06
Fastners Replace missing stainless steel fastners, washers and lock washers to include the impeller locking screw (and associated washers) and diffuser mounting hardware (was backordered).	1	\$42.00	\$42.00
Labor Remove, rebuild, and replace recirculation pump motor.	7	\$150.00	\$1,050.00
EQ series Clear Pump Lid Both pool circulation pumps had significant cracks in pump lids which were preventing them priming.	2	\$515.00	\$1,030.00
155 SQFT Filter Elements Filter Elements for Splash Pad	6	\$174.76	\$1,048.56
Subtotal			\$8,953.63
Taxable Subtotal			\$0.00
Discount			\$0.00
Tax			\$0.00
TOTAL BALANCE DUE			\$8,953.63

Call the office at 813-322-5270 to enroll in our new AUTO-PAY system. Access your customer portal by visiting <https://aspsouthshorefl.poolbrain.com>

We appreciate your business and prompt payment

July 15, 2025
Invoice Number: 2733012071525
Account Number: 8337 12 030 2733012
Security Code: 1971
Service At: 4205 GLOBE THISTLE DR
TAMPA FL 33619-6927

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 07/15/25 through 08/14/25
details on following pages

Previous Balance	281.37
Payments Received -Thank You!	-281.37
Remaining Balance	\$0.00
Spectrum Business™ TV	54.00
Spectrum Business™ Internet	150.00
Spectrum Business™ Voice	40.00
Other Charges	28.00
Taxes, Fees and Charges	9.37
Current Charges	\$281.37
YOUR AUTO PAY WILL BE PROCESSED 08/02/25	
Total Due by Auto Pay	\$281.37

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Channel Lineup and Rate Card: To obtain the current channel lineup available in your area, please go to business.spectrum.com/channel-lineup or contact us at 1-800-314-7195 to request a paper copy be mailed to you.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Thank you for choosing Spectrum Business.

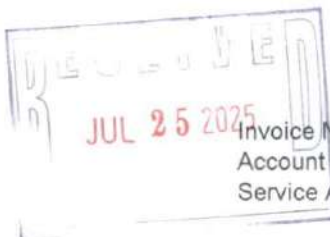
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 15 07162025 NNNNNNNN 01 000984 0004

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



July 15, 2025

TOUCHSTONE-LENNAR

Invoice Number: 2733012071525
Account Number: 8337 12 030 2733012
Service At: 4205 GLOBE THISTLE DR
TAMPA FL 33619-6927

Total Due by Auto Pay**\$281.37**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712030273301200281378



Invoice Number: 2733012071525
 Account Number: 8337 12 030 2733012
 Security Code: 1971

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 15 07162025 NNNNNNNN 01 000984 0004

Charge Details

Previous Balance		281.37
EFT Payment	07/02	-281.37
Remaining Balance		\$0.00

Payments received after 07/15/25 will appear on your next bill.

Service from 07/15/25 through 08/14/25

Spectrum Business™ TV

Spectrum Business TV	45.00
Promotional Discount	-5.00
Spectrum Receiver	14.00
	\$54.00

Spectrum Business™ TV Total **\$54.00**

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-60.00
Business WiFi	10.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$150.00

Spectrum Business™ Internet Total **\$150.00**

Spectrum Business™ Voice

Phone number (813) 769-9736

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$40.00**

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

State and Local Sales Tax	1.05
Communications Services Tax	8.32
Taxes, Fees and Charges Total	\$9.37

Current Charges **\$281.37**

Total Due by Auto Pay **\$281.37**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



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 #	17302
Invoice Date	08-01-25
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

INVOICE

Jeremy Fields (Highway Patrol)
11305 N. McKinley Drive
Tampa, Florida 33612
United States

BILL TO
Touchstone CDD
4205 Wild Senna Blvd
Tampa, Florida 33619
United States

Invoice Number: 205

Invoice Date: August 17, 2025

Payment Due: September 16, 2025

Amount Due (USD): **\$2,300.00**

Items	Quantity	Price	Amount
Off-Duty 8/11/25 2 hrs 8/12/25 4 hrs plus 1 hr travel 8/14/25 8 hrs plus 1 hr travel 8/15/25 2 hrs 8/16/25 4 hrs plus 1 hr travel	1	\$2,300.00	\$2,300.00

Extra Hour of travel pays for all mileage driven while on off-duty police employment, auto insurance, and weekly paperwork required to be completed

Total: \$2,300.00

Amount Due (USD): **\$2,300.00**

INVOICE

Jeremy Fields (Highway Patrol)
11305 N. McKinley Drive
Tampa, Florida 33612
United States

BILL TO
Touchstone CDD
4205 Wild Senna Blvd
Tampa, Florida 33619
United States

Invoice Number: 203
Invoice Date: August 4, 2025
Payment Due: September 3, 2025
Amount Due (USD): \$2,500.00

Items	Quantity	Price	Amount
Off-Duty 7/29/25 4 hrs plus 1 hr travel 7/30/25 4 hrs plus 1 hr travel 7/31/25 4 hrs plus 1 hr travel 8/2/25 5 hrs plus 1 hr travel 8/4/25 3 hrs plus 1 hr travel	1	\$2,500.00	\$2,500.00

Extra Hour of travel pays for all mileage driven while on off-duty police employment, auto insurance, and weekly paperwork required to be completed

Total: \$2,500.00

Amount Due (USD): \$2,500.00



Invoice #0583
Issued: Aug 13, 2025
Due: Aug 15, 2025

JNJ Amenity Services
7804 Davie Ray Dr
Zephyrhills, FL 33540
UNITED STATES

\$714.58

Draft

+1 8**-***-8999 ✉ services@jnjcleanservices.com

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

Items

Amenity cleaning services		\$714.58
\$714.58		
Subtotal		\$714.58
Total		\$714.58

Seller note to customer
Amenity cleaning services - August 2025
Services terminated on August 12th, 2025.
Balance reflects amount owed for five (5) days of service prior to termination of services.

CHECK REQUEST FORM

District Name: Touchstone cdd

Date: 7.21.25

Invoice Number:

Please issue a check to:

Vendor Name: John Shelton

Vendor No.:

Check amount: \$940.63

Please code to:

Check Description/Reason: shower parts, shower repair, tile work

Mailing instructions: 1401 Lake Shore Ranch DR
Seffner FL 33584

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review:	<u></u>
	<u></u>



Mr. Handyman serving Brandon to
Bradenton Beach I
4327 Lynx Paw Trail, Valrico FL 33596

Invoice # 109517
Invoice Date 8/5/2025
Completed Date 8/5/2025
Technician Jamie MacPhee
Customer PO
Payment Term Due Upon Receipt
Due Date 8/5/2025

BILL TO

Chris Shelton
Chris Shelton
4205 Wild Senna Blvd
Tampa, FL 33619 USA

JOB ADDRESS

Chris Shelton
4205 Wild Senna Blvd
Tampa, FL 33619 USA

Description of work

Customer would like the following: .

- there are several damaged tiles in billiard room floor area.
- customer would only want grout done to repair tiles at this time. Not replace the tiles.
- 1 13" x 13" tile on bathroom wall needs to be replaced.
- customer may or may not have tile for bathroom wall. If tile has to be purchased, Mr. handyman cannot guarantee exact match of tile with existing.
- re-grouting of bathroom wall tile to be done after tile installation.
-

Only the scope of work described in this estimate will be performed. Any work that may need to be performed not stated in this estimate will result in a change order* and additional cost to be approved by the home owner. *If change order is not approved and this creates an unsafe work environment leading to the job not being completed, this contract is null and void.

Please note that this estimate is for LABOR ONLY. Once you accept we will talk about materials and can come up with a plan with you on prices and ordering.

We can work on this in stages if that makes more sense for your budget. Keep in mind that we offer same-day, low interest financing up to 75k (subject to credit approval).

REMEMBER, we are fully licensed GENERAL CONTRACTORS, we back our work with a one year gaurantee on all of the work completed, we are bonded and insured with general liability and workers' comp insurance.

All of our technicians work for us directly and are background checked and drug tested and are seasoned professionals with 15-35 years of experience individually.

Date	Task #	Description	Quantity
8/5/2025 .		We appreciate your business!	1.00
Estimate of work is based on what can be reasonably viewed from the consultation. Mr. Handyman is not responsible for any underlying structural/mechanical issues that may be uncovered as we work through the project. Any additional work or change orders will be discussed with the customer, and review additional charges for approval.			
8/5/2025	Tile/Grout - Floor Tile	Tile/Grout - Floor Tile	1.00
8/5/2025	Tile/Grout - Wall Tile	Tile/Grout - Wall Tile	1.00
8/5/2025	MHM253.5RSC	Project Labor	1.00

Materials

material.CompletionDate	Materials for Job	Materials for Job	1.00
#	DESCRIPTION		
Credit Card Fee	3% fee for card use		
	This fee is waived when customer pays with cash or check.		
VSMU	Standard Inventory Items & Shop Supplies from Service Vehicles		

Sub-Total	\$645.39
Tax	\$0.00
Total Due	\$645.39
Payment	\$645.39
Balance Due	\$0.00

Mr. Handyman serving Brandon to Bradenton Beach, 4327 Lynx Paw Trail, Valrico FL 33596
Thank you for choosing Mr. Handyman – A Neighborly Company
To explore all our Home Improvement and Repair Services visit:MrHandyman.com
Or for additional home services, visit our trusted family of brands at: Neighborly.com
Mr. Handyman Service Technicians are covered by General Liability, Workers' Compensation, and are fully bonded.
Mr. Handyman bills on a time and materials basis. Customer agrees to pay the agreed upon rate immediately following the completion of each day of service.

Billable hours include all productive labor normally associated with the agreed-upon job assignment. This labor is inclusive of, but not limited to, the following:

- Loading and unloading tools and equipment at the beginning and end of each day
- Planning, discussing, and/or problem-solving the work to be completed
- Purchasing and picking-up materials
- Normal handling, measuring, cutting, and fitting
- Keeping a record of time spent on a job
- Regular clean-up of debris and equipment due to faulty or incorrect materials

Our 1 year workmanship warranty does not cover storm or water damage.

Hidden Damage:
This Scope of Work is based upon visual observations at the time of inspection. Occasionally, hidden or additional damage is discovered during the course of work that could expand the scope or result in additional charges. Should this occur during this project, the owner or owner's agent will be notified and a change order issued and accepted before commencing any additional work.

If payment is not made upon completion of the job and payment is not tendered within 30 days, interest will accrue at the rate of 1.5% per month from the date work was completed. In the event that legal action is required, the customer agrees to pay all costs and expense of collection, including reasonable attorney fees.

Customer acknowledges that all Service Technicians are employees of Mr. Handyman, and will not solicit or attempt to solicit any employee of Mr. Handyman.

8/5/2025
I hereby acknowledge the satisfactory completion of the services performed as described.

F.A.S.T

General Terms & Conditions:

- 1. Mr. Handyman billing is presented for your approval prior to starting work, and is subject to the rules and regulations of the State of Florida Construction Industry Licensing Board.
- 2. Mr Handyman has a minimum charge, inclusive of all overhead expenses.
- 3. Billing includes all productive labor normally associated with the agreed upon job(s). This labor is inclusive of, but is not limited to, the following: Loading and unloading tools and equipment at the beginning and end of each day. Planning, discussing, and problem solving the work to be completed. Shopping for materials. Normal handling, measuring, cutting, and fitting of materials. Keeping a record of time and materials spent on job(s). Regular cleanup of debris and equipment, including any dump runs. Rental of tools and equipment including pick-up and return. Corrections, repair or exchanges because of faulty or incorrect materials.
- 4. There is no warranty of water leaks of any nature.
- 5. Extra Work and Change Orders become part of the agreement once the Change Order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new Change Order.
- 6. MECHANICS LIEN WARNING: Anyone who helps improve your property, but who is not paid, may record what is called a mechanic’s lien on your property. A mechanic’s lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder.
- 7. Customer agrees to pay a fee of \$50 for any returned checks.
- 8. Customer acknowledges that all technicians are employees of Mr. Handyman and their affiliates and will not solicit or attempt to solicit.
- 9. Customer accepts responsibility for any permits that may be required, unless otherwise agreed.
- 10. All payments are required at the completion of each day’s work for hours worked and materials purchased for the job. Up-front payment may be required for special order materials that cannot be returned.
- 11. At times Mr. Handyman may take picture of work performed. No identifying information (names nor address) will be associated with picture taken and by approving this work you agree that we may use these pictures for training or other business purposes.
- 12. Provided cost estimates, including materials, may contain a service fee to cover costs associated with material acquisition, delivery to jobsite and warranty. Your final invoice will serve as your materials receipt for any materials provided.

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

If your project exceeds \$2,500 in labor and materials Section 489.1425 of the Construction Industry License Board applies as follows:

Florida Homeowners’ Construction Recovery Fund

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
2601 Blairstone Road

Tallahassee, FL 32399-1039
850.487.1395

Signature: Alfred Lembo

Mr. Handyman is a DBA for Mr. Handyman of Florida System, Inc.

Mr. Handyman is fully insured, and all employees have Workers Compensation coverage.

Payment Completed for Invoice #70299

From noreply+257316@servicetitan.com <noreply+257316@servicetitan.com>

Date Thu 7/31/2025 10:49 AM

To John Shelton <jshelton@folioam.com>

Invoice #70299

Your payment of \$492.30 to
Alvarez Plumbing & Air Conditioning has been received

\$492.30

Paid with Card (x5271)

Confirmation Number

#089260

Payment

Date

Jul 31,
2025

(813) 655-7520 Send us an email

 Powered by ServiceTitan

Your Lowe's Purchase Receipt

From Lowe's Home Improvement <do-not-reply@receipt.lowes.com>

Date Mon 7/28/2025 10:34 AM

To John Shelton <jshelton@folioam.com>

Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
11375 CAUSEWAY BLVD.
Brandon , FL 33511
(813) 684-3008

Transaction # : 132480915
Order # : 202507280573132480915
Order Date : 07/28/25 10:34:32



Item	Price
FLDMST PERFORMAX 3-IN FLA	\$ 19.98
Item #: 795250	
1 @ 19.98	
PS 5-SPRY HH CH WS	\$ 24.98
Item #: 442075	
1 @ 24.98	
Invoice 72865 Subtotal	\$ 44.96

Invoice 72865 Subtotal	\$ 44.96
-------------------------------	-----------------

Subtotal	\$ 44.96
FL - STATE TAX	\$ 2.70
HILLSBOROUGH - COUNTY TAX	\$ 0.67
Total Tax	\$ 3.37
Total	\$ 48.33
Change	\$ 0.00

Total # of items purchased: 2

Excludes fees, services and special order items

Payment: DEBITVISA ending in 5271	\$ 48.33
AuthTime	07/28/25 10:34:25
AuthCD	035104
REFID	057323865263
TSI	6800
AID	A0000000980840
TVR	8080048000
Order Date	07/28/25 10:34:32
Store #	0573
Terminal #	23

Tell us how we did! Enter for a chance to win!

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* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ¡ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #728657 057312 099783 *

* *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

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1000 Lowes Boulevard, Mooresville, NC 28117

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registered trademarks of LF, LLC.

This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, p
call the store using the number at the top of the receipt.

9/1/25 3:15pm-5:15pm

Patrolled the community center inside and outside due to holiday and several people at the pool

9/2/25 2pm-7pm

Patrolled the community center inside and outside

Stayed at community center due to a resident using the pool who caused an issue previously at the pool

Responded to a traffic crash after being told by a resident about it at the entrance of the neighborhood

Patrolled the neighborhood to deter criminal activity and traffic violations. Also spoke with a few residents who were outside about neighborhood issues

1 traffic stop for running stop sign

9/3/25 5:10pm-9:10pm

Patrolled the community center stood inside and outside for interaction with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Cat Mint Street

Stayed at the community center during closing

9/4/25 11am-4pm

Patrolled the community center - stood inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement on Cat Mint Street

Attempted to find the owner of abandoned vehicle parked in roadway, all neighbors claimed it was not theirs

Located a different abandoned vehicle parked in roadway with the incorrect license plate affixed to it. Spoke with the owner who advised the vehicle should be moved soon

9/6/25 12:10pm-4:10pm

Patrolled the community center - stood inside and outside while the community event was taking place in the parking lot. Spoke with the residents and vendors attending the event.

1 traffic stop for speed, running stop sign, and non-moving violation

9/8/25 3pm-7pm

Patrolled the community center inside and outside

Traffic enforcement along Cat Mint Street

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Romano Busciglio Street

Traffic enforcement at Wild Senna Blvd & Summer Savory

9/9/25 6pm-10pm

Patrolled the community center inside and outside

Disabled vehicle blocking the roadway near main entrance, pushed vehicle out of the roadway

Traffic enforcement at Wild Senna Blvd & Summer Savory

4 traffic stops for running a stop sign , also no seat belt and littering in community center parking lot

9/10/25 3pm-7pm

Patrolled the community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

Saw what appeared to be a residential fire while at the community center, responded to the residence, it was a person starting a fire on a grill that got slightly out of hand

9/11/25 11:30am-3:30pm

Patrolled the community center inside and outside

Patrolled the neighborhood to deter criminal activity and traffic violations

1 traffic stop for speed and running stop sign

9/14/25 10am-2pm

Patrolled community center inside and outside to interact with guests and residents

Patrolled the neighborhood to deter criminal activity and traffic violations

Stayed at the community center due to an issue the previous day involving several teenagers trying to enter the pool

Alba,

Please see the activity for the week of September 16 in the Touchstone community. Also, several if not all of the school zones in Hillsborough County will begin to enforce the speed limit all day (not just when students are present) utilizing speed cameras. I know there are a few near the neighborhood which is why I wanted to remind everyone. If anyone has any questions please let me know.

Thank You,

Jeremy

9/16/25 2pm-8pm

Patrolled community center inside and outside for interaction with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Globe Thistle Drive

Small group of teenagers appeared to be under 18, walked to door of clubhouse while I was in the lobby. No one tried to enter and they walked away.

A larger group of teenagers saw my patrol vehicle parked at the clubhouse and went a different direction away from the clubhouse

Spoke with the owner of the vehicle with the fraudulent license plate, advised he will have the license plate fixed and the car towed.

9/17/25 2pm-7pm

Patrolled the community center inside and outside for interaction with residents and guests

1 traffic stop for speed

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along southern side of Wild Senna Blvd

1 traffic stop for running stop sign

Responded to a civil issue at a residence

9/18/25 2pm-7pm

Patrolled the community center inside and outside to interact with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Cat Mint Street

Guy driving unregistered dirt bike, was headed to drive around one of the neighborhood ponds. I advised him the neighborhood/CDD did not want a dirt bike tearing up the grass around the ponds. He left the area

Vehicle with fraudulent license plate has been moved

9/21/25 8:30am-11:30am

Patrolled community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

Neighborhood yard sale

Traffic enforcement along Cat Mint Street

9/22/25 6pm-7pm

Patrolled the community center inside and outside



Tampa Bay 28 - WFTS 

4h · 



Drivers in 29 Hillsborough County school zones will soon face photo enforcement throughout t... [See more](#)



9/22/25 6pm-10pm

Patrolled the community center inside and outside for interaction with residents and guests

Traffic enforcement along Romano Busciglio Street

Stayed at the community center during closing

Suspicious vehicle at entrance after community center closing

1 traffic stop for running stop sign

9/23/25 3pm-7pm

Patrolled the community center inside and outside for interaction with residents and visitors

Traffic enforcement along Cat Mint Street

9/24/25 11:30am-3:30pm

Patrolled the community center inside and outside for interaction with residents and visitors

Traffic enforcement along Romano Busciglio Street

Traffic enforcement along Summer Savory Street

Traffic enforcement along Wild Senna Blvd (southern side)

9/25/25 3pm-10pm

Patrolled the community center for interaction with residents and guests

Pool at community center was closed for repair

1 traffic stop for running stop sign and speed

2 guys fishing in pond along summer savory, they were told to leave (did not live in neighborhood)

1 vehicle with trunk left open at pool, spoke with the owner who closed the vehicle trunk
HOA meeting at community center stayed at the meeting due to a possible issue and discussion about neighborhood issues that I answered questions about.

9/28/25 9:30am-11:30am

Patrolled the community center inside and outside for interaction with residents and guests

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Summer Savory

9/30/25 12pm-6pm

Patrolled the community center inside and outside for interaction with residents and guests

1 traffic stop for speed and other non-moving violations

Traffic enforcement along Summer Savory

2 traffic stops for running a stop sign

Assisted with Arrest Warrant at residence

Mailboxes left open at community center, attempted to locate mailman

10/1/25 3:30pm-7:30pm

Patrolled the community center inside and outside for interaction with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement on Samuel Ivy Drive

Spoke with a group of young children who were riding their bicycles in the street. Told them to watch for other vehicles and each other

Responded to a call for service with Fire Rescue

Suspicious vehicle in front of residence, driver was waiting for a work crew to finish a job at a residence and was picking up one of the workers

10/2/25 1pm-6pm

Patrolled the community center inside and outside for interaction with residents and visitors

Patrolled the neighborhood to deter criminal activity and traffic violations

Traffic enforcement along Romano Busciglio Street

Attempted to locate suspicious vehicle driving through the neighborhood but was unable to find it

1 ran stop sign and other non-moving violation

Vehicle without vehicle registration/license plate parked in street, was unable to locate the owner. Will continue to locate owner and have the vehicle moved

Spoke with resident about issues on their street

Spoke with a pool visitor who entered the pool by jumping the fence, the clubhouse attendants also spoke with him. Other residents later spoke to me about his behavior while at the clubhouse

10/5/25 10am-2pm

Patrolled the community center inside and outside for interaction with residents and guests.

Party at community center room

Patrolled the neighborhood to deter criminal activity and traffic violations

Smoke detector going off at residence while I was patrolling. Appeared no one was home, but was able to speak with a resident who advised they were cooking

1 traffic stop for running a stop sign

1 traffic stop for no vehicle license plate