



Touchstone Community Development District

April 14, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 269 336 481 806 06

Passcode: kF6Bu6Fs

Call In Number: 1-646-838-1601

Conference ID: 195 220 789#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



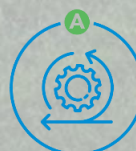
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Jason Combee, Steadfast Alliance
Christy Fowler, Inframark Field Service
Kareen Baker, District Admin
Jonathan Sciortino, District Accountant
Fasil Salih, Onsite Manager

Meeting Agenda

Tuesday, April 14, 2026 – 8:00 a.m.

Call In Number: 1-646-838-1601 Phone Conference ID: 195 220 789#

1. Call to Order and Roll Call
2. Motion to Approve the Agenda
3. Audience Comments – Three- (3) Minute Time Limit
4. Staff Reports
 - A. District Accountant
 - i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report Page 4
 - B. Field Inspection Page 34
 - C. Landscape
 - i. Steadfast Mainline Irrigation Investigation Estimate #SCA3726..... Page 50
 - ii. Ballenger Landcare Irrigation Mainline Breaks Proposal #987..... Page 51
 - D. District Engineer
 - E. District Counsel
 - F. Onsite Manager..... Page 53
 - i. Discussion of SOLitude Lake Management Proposal for Pond Services Maintenance **(Tabled)** Page 55
 - ii. Advanced Aquatic Proposal for Management of Stormwater Ponds **(Tabled)**..... Page 64
 - iii. TIGRIS Aquatics Services LLC Quote #334359 – Pond Services Maintenance **(Tabled)** Page 76
 - iv. Steadfast Aquatic Proposal for Pond Maintenance..... Page 78
 - v. Phoenix Pools, Inc. Proposal - Pool Heater Option Page 84
 - vi. Pinnacle Pool & Spa Proposal – Pool Heater Option Page 85
 - vii. Cooper Pools Quote #641 – Pool Heater Option Page 91
 - G. District Manager
5. Business Items
 - A. Consideration of Admiral Furniture Quote #53391-00004477 – Curve Couches **(Tabled Item)** Page 101
 - B. Consideration of Pool Furniture Supply Quote #PFS23968 – Seating Sofa Page 103
 - C. Consideration of Termini-Nate Pest Management Revised Estimate #5472 **(Tabled Item)** Page 106
 - D. Consideration of Friendly Pest Solutions - Commercial Pest Prevention Service Agreement Page 107
 - E. Consideration of Anti-Pesto Bug Killers Commercial Pest Management Proposal Page 108
 - F. Consideration of Revisions for the Recreational Center Facilities Policy **(Tabled Item)**Page 113

District Office:

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

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

Touchstone Community Development District

Board of Supervisors

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

Staff:

Alba Sanchez, District Manager
Michael Broadus, District Counsel
Todd Amaden, District Engineer
Jason Combee, Steadfast Alliance
Christy Fowler, Inframark Field Service
Karen Baker, District Admin
Jonathan Sciortino, District Accountant
Fasil Salih, Onsite Manager

- G. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-A Page 129
- H. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-B Page 133
- I. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-C Page 137
- J. Consideration of Peach Painting Paint Project Proposal #2680063 Page 141
- K. Consideration of Tag's Painting and Services, LLC Paint Project Proposal Page 145
- L. Consideration of Harrison Contracting Company Paint Project Proposal..... Page 147
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held on March 10, 2026 Page 149
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, May 12, 2026, at 8:00 a.m.

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2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
 Touchstone Community Development District
 Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Gran & Associates

March 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Touchstone Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$8,487,443).
- The change in the District's total net position in comparison with the prior fiscal year was \$252,090, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,247,949, an increase of \$247,347 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items and deposits, and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 2,252,902	\$ 2,044,408
Capital assets, net of depreciation	10,370,645	10,800,136
Total assets	12,623,547	12,844,544
Current liabilities	336,454	380,668
Long-term liabilities	20,774,536	21,203,409
Total liabilities	21,110,990	21,584,077
Net Position		
Net investment in capital assets	(10,403,233)	(10,401,023)
Restricted	1,272,159	1,150,525
Unrestricted	643,631	510,965
Total net position	\$ (8,487,443)	\$ (8,739,533)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District’s net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District’s other obligations.

The District’s net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,506,348	\$ 2,407,529
Operating grants and contributions	71,962	84,665
Capital grants and contributions	26	31
General revenues	12,644	7,220
Total revenues	<u>2,590,980</u>	<u>2,499,445</u>
Expenses:		
General government	140,444	108,138
Maintenance and operations	757,434	685,553
Parks and recreation	466,307	479,281
Interest	974,705	991,609
Total expenses	<u>2,338,890</u>	<u>2,264,581</u>
Change in net position	252,090	234,864
Net position - beginning	<u>(8,739,533)</u>	<u>(8,974,397)</u>
Net position - ending	<u>\$ (8,487,443)</u>	<u>\$ (8,739,533)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$2,338,890. The costs of the District’s activities were partially funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The District also received funds from investment earnings which are included in program revenues. Program revenues increased during the current fiscal year as a result of an increase in assessments. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$12,228,196 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,857,551 has been taken, which resulted in a net book value of \$10,370,645. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$20,800,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Touchstone Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 605,027
Assessments receivable	17,227
Prepaid items	35,405
Restricted assets:	
Investments	1,595,243
Capital assets:	
Depreciable, net	<u>10,370,645</u>
Total assets	<u>12,623,547</u>
 LIABILITIES	
Accounts payable and accrued expenses	4,953
Accrued interest payable	331,501
Non-current liabilities:	
Due within one year	445,000
Due in more than one year	<u>20,329,536</u>
Total liabilities	<u>21,110,990</u>
 NET POSITION	
Net investment in capital assets	(10,403,233)
Restricted for debt service	1,272,159
Unrestricted	643,631
Total net position	<u>\$ (8,487,443)</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 140,444	\$ 140,444	\$ -	\$ -	\$ -
Maintenance and operations	757,434	757,408	-	26	-
Parks and recreation	466,307	156,864	-	-	(309,443)
Interest on long-term debt	974,705	1,451,632	71,962	-	548,889
Total governmental activities	2,338,890	2,506,348	71,962	26	239,446
General revenues:					
					4,394
					8,250
					12,644
Change in net position					252,090
Net position - beginning					(8,739,533)
Net position - ending					\$ (8,487,443)

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Capital Projects	Total Governmental Funds
	General	Debt	Service		
ASSETS					
Cash	\$ 605,027	\$ -		\$ -	\$ 605,027
Investments	-		1,594,585	658	1,595,243
Assessments receivable	17,227		-	-	17,227
Due from other funds	-		9,075	-	9,075
Prepaid and deposit items	35,405		-	-	35,405
Total assets	<u>\$ 657,659</u>	<u>\$ 1,603,660</u>		<u>\$ 658</u>	<u>\$ 2,261,977</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 4,953	\$ -		\$ -	\$ 4,953
Due to other funds	9,075		-	-	9,075
Total liabilities	<u>14,028</u>		<u>-</u>	<u>-</u>	<u>14,028</u>
Fund balances:					
Nonspendable:					
Prepaid and other items	35,405		-	-	35,405
Restricted for:					
Debt service	-	1,603,660		-	1,603,660
Capital projects	-		-	658	658
Unassigned	608,226		-	-	608,226
Total fund balances	<u>643,631</u>	<u>1,603,660</u>		<u>658</u>	<u>2,247,949</u>
Total liabilities and fund balances	<u>\$ 657,659</u>	<u>\$ 1,603,660</u>		<u>\$ 658</u>	<u>\$ 2,261,977</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,247,949

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,228,196	
Accumulated depreciation	<u>(1,857,551)</u>	10,370,645

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(331,501)	
Original issue discount	27,228	
Original issue premium	(1,764)	
Bonds payable	<u>(20,800,000)</u>	<u>(21,106,037)</u>

Net position of governmental activities	<u><u>\$ (8,487,443)</u></u>
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See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,054,716	\$ 1,451,632	\$ -	\$ 2,506,348
Miscellaneous income	8,250	-	-	8,250
Interest income	4,394	71,962	26	76,382
Total revenues	<u>1,067,360</u>	<u>1,523,594</u>	<u>26</u>	<u>2,590,980</u>
EXPENDITURES				
Current:				
General government	140,444	-	-	140,444
Maintenance and operations	544,674	-	-	544,674
Parks and recreation	249,576	-	-	249,576
Debt Service:				
Principal	-	430,000	-	430,000
Interest	-	978,939	-	978,939
Total expenditures	<u>934,694</u>	<u>1,408,939</u>	<u>-</u>	<u>2,343,633</u>
Excess (deficiency) of revenues over (under) expenditures	132,666	114,655	26	247,347
OTHER FINANCING SOURCES (USES)				
Transfer in/(out)	-	1,618	(1,618)	-
Total other financing sources (uses)	<u>-</u>	<u>1,618</u>	<u>(1,618)</u>	<u>-</u>
Net change in fund balances	132,666	116,273	(1,592)	247,347
Fund balances - beginning	<u>510,965</u>	<u>1,487,387</u>	<u>2,250</u>	<u>2,000,602</u>
Fund balances - ending	<u>\$ 643,631</u>	<u>\$ 1,603,660</u>	<u>\$ 658</u>	<u>\$ 2,247,949</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	247,347
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		430,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(429,491)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(1,191)
Amortization of original issue premium		64
Change in accrued interest		5,361
Change in net position of governmental activities	\$	252,090

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Touchstone Community Development District ("District") was established on September 26, 2017, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 17-24. The boundaries of the District were amended by Ordinance 21-32, effective on September 9, 2021, to add approximately 4.03 acres. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Landscape/hardscape	7
Stormwater system	30
Clubhouse	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District’s cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository’s financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Oblig Fd Cl Y	\$ 1,595,243	S&P AAAm	Weighted average maturity: 45 days
Total Investments	<u>\$ 1,595,243</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Landscape/hardscape	\$ 199,817	\$ -	\$ -	\$ 199,817
Stormwater system	5,526,458	-	-	5,526,458
Clubhouse	6,501,921	-	-	6,501,921
Total capital assets, being depreciated	<u>12,228,196</u>	-	-	<u>12,228,196</u>
Less accumulated depreciation for:				
Landscape/hardscape	114,180	28,545	-	142,725
Stormwater system	907,510	184,215	-	1,091,725
Clubhouse	406,370	216,731	-	623,101
Total accumulated depreciation	<u>1,428,060</u>	<u>429,491</u>	-	<u>1,857,551</u>
Governmental activities capital assets, net	<u>\$ 10,800,136</u>	<u>\$ (429,491)</u>	<u>\$ -</u>	<u>\$ 10,370,645</u>

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 212,760
Parks and recreation	216,731
Total	<u>\$ 429,491</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

In February 2018, the District issued \$5,370,000 of Special Assessment Bonds. The Series 2018 consists of multiple term bonds with maturity dates from June 15, 2023, to June 15, 2048. The Bonds bear fixed interest rates from 3.5% to 4.75%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each December 15 and June 15, commencing June 15, 2018. Principal on the Bonds is to be paid serially commencing June 15, 2020, through June 15, 2048.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2018 (Continued)**

The Series 2018 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after June 15, 2028. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2019

In December 2019, the District issued \$9,800,000 of Special Assessment Bonds, Series 2019 Bonds, consisting of multiple term bonds with due dates ranging from December 15, 2025 - December 15, 2049, and fixed interest rates ranging from 3.17% to 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements within Phase 3-7 for the benefit of the District. Interest is to be paid semiannually on each December 15 and June 15, commencing June 15, 2020. Principal on the Bonds is to be paid serially commencing December 15, 2020, through December 15, 2049.

The Series 2019 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after December 15, 2029. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2022

On November 14, 2022, the District issued Senior Special Assessment Bonds Series 2022 A-1 for \$6,780,000 of which \$6,685,000 is tax-exempt and \$95,000 is taxable, and Subordinate Special Assessment Bonds Series 2022 A-2 for \$760,000. The Series 2022 A-1 taxable Bonds are due on May 1, 2024, and have a fixed interest rate of 6%. The tax-exempt Series 2022 A-1 and A-2 Bonds consist of multiple term bonds with due dates ranging from May 1, 2029 - May 1, 2053, and fixed interest rates ranging from 4.5% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024, through May 1, 2053.

The Series 2022 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2032. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bond payable:					
Series 2018	\$ 4,770,000	\$ -	\$ 110,000	\$ 4,660,000	\$ 115,000
Less Bond discount	(25,940)	-	(1,094)	(24,846)	-
Series 2019	9,025,000	-	210,000	8,815,000	215,000
Less Bond discount	(2,479)	-	(97)	(2,382)	-
Series 2022 A1	6,685,000	-	100,000	6,585,000	105,000
Series 2022 A2	750,000	-	10,000	740,000	10,000
Plus Bond premium	1,828	-	64	1,764	-
Total	<u>\$ 21,203,409</u>	<u>\$ -</u>	<u>\$ 428,873</u>	<u>\$ 20,774,536</u>	<u>\$ 445,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 445,000	\$ 963,097	\$ 1,408,097
2027	465,000	945,072	1,410,072
2028	480,000	926,750	1,406,750
2029	510,000	906,768	1,416,768
2030	535,000	885,969	1,420,969
2031-2035	3,035,000	4,050,435	7,085,435
2036-2040	3,790,000	3,288,243	7,078,243
2041-2045	4,775,000	2,314,366	7,089,366
2046-2050	5,350,000	1,078,953	6,428,953
2051-2054	1,415,000	160,225	1,575,225
Total	<u>\$ 20,800,000</u>	<u>\$ 15,519,878</u>	<u>\$ 36,319,878</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	<u>Original and Final</u>		<u>Amounts</u>	<u>(Negative)</u>
REVENUES				
Assessments	\$ 1,032,009	\$	1,054,716	\$ 22,707
Interest	-		4,394	4,394
Miscellaneous revenue	-		8,250	8,250
Total revenues	<u>1,032,009</u>		<u>1,067,360</u>	<u>35,351</u>
EXPENDITURES				
Current:				
General government	132,577		140,444	(7,867)
Maintenance and operations	595,232		544,674	50,558
Parks and recreation	304,200		249,576	54,624
Total expenditures	<u>1,032,009</u>		<u>934,694</u>	<u>97,315</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>		132,666	<u>\$ 132,666</u>
Fund balance - beginning			<u>510,965</u>	
Fund balance - ending			<u>\$ 643,631</u>	

See notes to required supplementary information

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

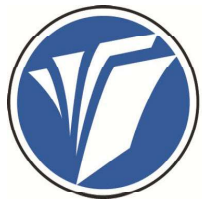
The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0
Independent contractor compensation	\$20,987
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$534.82 - \$1,485.59 Debt Service 2018 \$468.34 - \$1,300.93 Debt Service 2019 \$468.39 - \$1,301.08 Debt service 2022 \$533.04
Special assessments collected	\$2,506,348
Outstanding Bonds:	
Series 2018, due June 15, 2048	\$4,660,000
Series 2019, due December 15, 2049	\$8,815,000
Series 2022A-1, due May 1, 2053	\$6,585,000
Series 2022A-2, due May 1, 2053	\$740,000

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
 Touchstone Community Development District
 Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

March 5, 2026

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Touchstone Community Development District
Hillsborough County, Florida

We have examined Touchstone Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Touchstone Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 5, 2026

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 Boca Raton, Florida 33431
 (561) 994-9299 ▪ (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Touchstone Community Development District
 Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 5, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 5, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year's findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Touchstone Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Touchstone Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 5, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Touchstone CDD March 2026

Monday, March 23 2026

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

A handwritten signature in black ink, appearing to be "CF" or similar initials.

Christy Fowler

Inframark

Item 1

Assigned To: Steadfast/ Inframark Maintenance

Outstanding Items from previous report

Item 4 - Power washing not completed -Scheduling soon

Item 9 -not completed-Will Follow up

Item 10 Foxtail ferns still need attention and palm boot removal - Mulch was placed on top of boots and weeds at the monument.

Item 14 -not completed-Will Follow up

Item 15 -not completed -Will Follow up

Item 21 - Power washing- Ticket was submitted 4/1/26 -scheduling soon

Item 22 -not completed -Will Follow up

Item 23 -not completed -Will Follow up

Item 24 -not completed -Will Follow up

Item 2

Assigned To: Steadfast/Aquatics/Inframark Maintenance

Pond 9 - roundabout Spring Snowflake Ave

Observations:

Dead holly shrubs and ornamental grasses present. - marked with flags

Mulch has been installed over existing weeds.

Torpedo grass along the pond with some algae growth present

Edger blade on the ground

Fence surfaces show visible buildup of dirt and debris.

Recommendations:

Remove and replace dead holly shrubs and ornamental grasses.

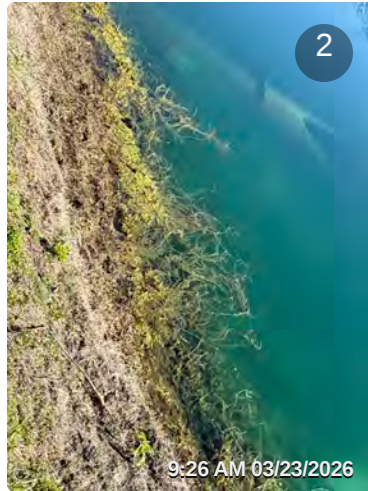
Treat weeds and clean out debris reinstall mulch properly.

Clean up weeds within holly areas and maintain regularly to prevent regrowth.

Treat Torpedo going into the pond and address algae.

Follow up behind crew to make sure tools are not left behind.

Perform power washing to clean the fence and restore overall appearance. - I have submitted for an estimate to power wash the fence in multiple areas.



Item 3

Assigned To: Steadfast/ Inframark Maintenance

Pond 8 – Spring Snowflake Ave

Observations:

Fence in the area requires cleaning.

Weeds present in turf and landscape beds within the roundabout.

Recommendations:

Perform power washing of the fence to restore appearance.

Treat weeds in both turf and landscape beds within the roundabout and maintain regularly to prevent regrowth.



Item 4

Assigned To: steadfast

Summer Savory St

Observations:

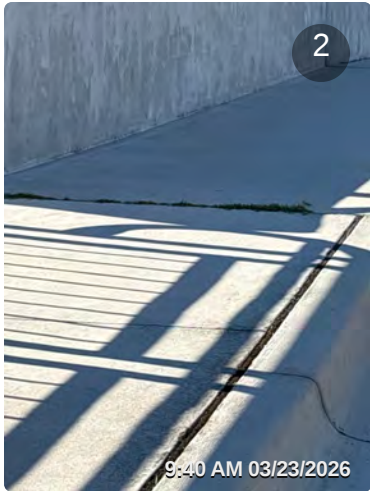
Edging required

Crack weeds present along curbs and sidewalk areas.

Recommendations:

Perform edging to redefine landscape bed lines and improve appearance.

Treat and remove crack weeds along curbs and sidewalk areas; maintain routinely to prevent regrow



Item 5

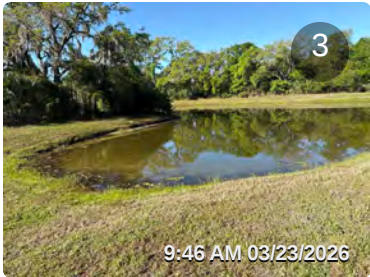
Assigned To: Steadfast Aquatics
Pond 7

Observations:

Water appears murky.
Algae present around the pond perimeter.

Recommendations:

Treat pond for algae to improve water quality and clarity.
Monitor conditions and adjust treatment as needed to maintain balance and appearance.



Item 6

Assigned To: Inframark Maintenance

Observations:

Water bowl is leaking, resulting in muddy conditions in the surrounding area.
Fencing stakes are not secured in the ground. Allowing the fence to be pushed open.
There is a sizable gap at the bottom of the fence.

Recommendations:

Inspect and repair or replace the leaking water bowl to prevent continuous water loss.
Resecure the fence stake with and the opening at the bottom of the fence. I submitted a ticket to Inframark Maintenance for this to be evaluated.



Item 7

Assigned To: Steadfast Aquatics/ Inframark Maintenance

Observations:

Small alligator observed in the pond.
Pond is in overall good condition.

Recommendations:

Monitor the presence of the alligator and ensure appropriate safety precautions are communicated if necessary.
No maintenance action required for pond conditions at this time.

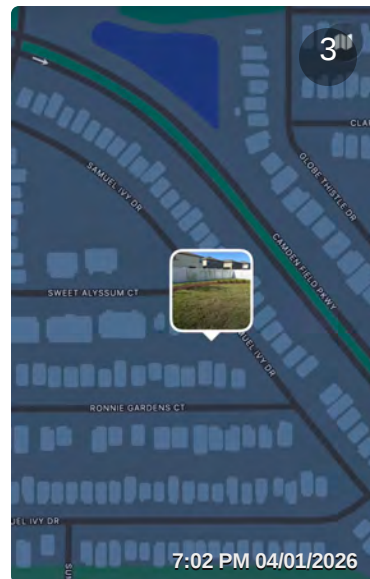
Samuel Ivy Dr – Fence

Observations:

Fence has visible buildup.

Recommendations:

Perform power washing to remove stains and improve overall appearance.- A ticket has been submitted for an estimate with Inframark Maintenance.





Item 8

Assigned To: Inframark Maintenance

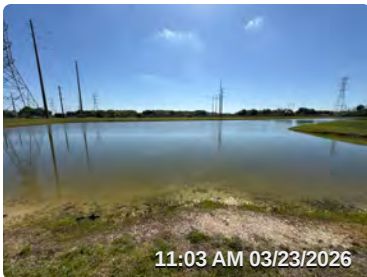
Ginger Lily – Dead End

Observations:

Fence panels are missing.

Recommendations:

Replace missing fence panels to restore enclosure and maintain safety and appearance.- A ticket has been submitted to Inframark Maintenance for an estimate to repair.



Item 9

Assigned To: Steadfast Aquatics

Pond 6

Observations:

Water appears murky.

Recommendations:

Evaluate water quality and adjust treatment as needed to improve clarity.

Monitor pond conditions to ensure overall health and balance are maintained.

Item 10

Assigned To: Steadfast

Wild Senna Blvd at Samuel Ivy Dr

Observations:

Brazilian pepper is flagged for removal

Declining jasmine present in the planting area.

Jasmine throughout the area requires trimming.

Mulch has been placed over existing weeds.

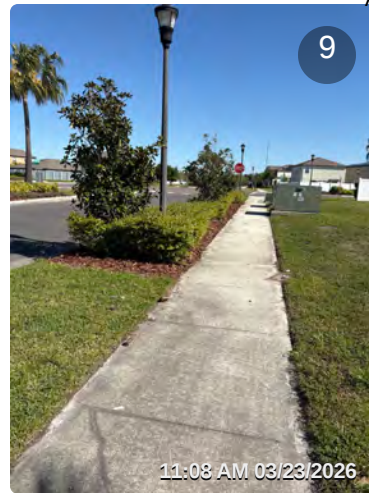
Flags are present marking an area with weeds. - What is the status of these flags?

Ant mound observed in the area.

Recommendations:

- Remove Brazilian pepper and declining jasmine from the area.
- Replace removed plants with 1- or 3-gallon jasmine as appropriate.
- Trim all jasmine plantings throughout the area to maintain uniformity and health.
- Remove weeds prior to reapplying mulch to ensure proper installation and reduce regrowth.
- Review flagged areas and address weed issues accordingly.
- Treat the ant mound.





Item 11

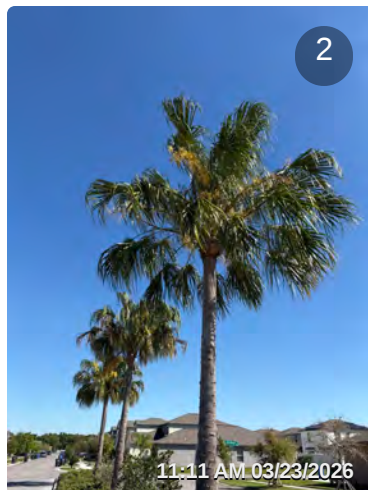
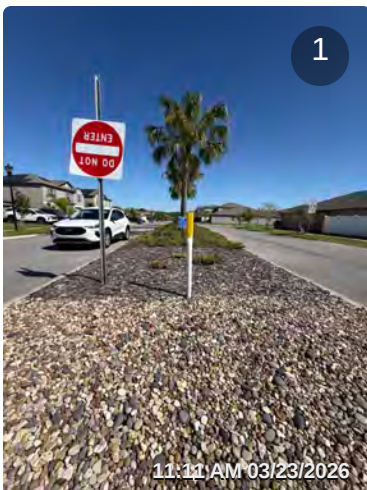
Assigned To: Steadfast/ Inframark Maintenance
Romano Busciglio St

Observations:

- Sign is falling off its mount.
- Seed pods present in palm trees.
- Weeds present within shrub beds.

Recommendations:

- Secure or reattach the sign to its mount to ensure stability and proper display. - A ticket was submitted to Inframark Maintenance.
- Remove seed pods from palm trees to maintain appearance and reduce debris.
- Treat and remove weeds within shrub beds and maintain regularly to prevent regrowth.



Item 12

Assigned To: Steadfast/ Inframark Maintenance

S 70th St & Camden Field Pkwy – Monument Area

Observations:

Palm fronds and general debris present on the ground.

Trash observed in the area.

Weeds growing through landscape plantings within the monument beds.

Dead palm fronds require trimming.

Fence requires cleaning due to buildup.

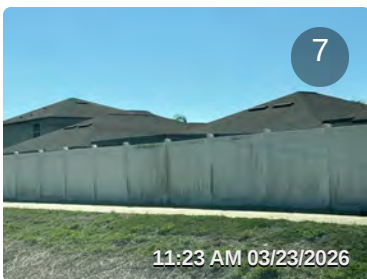
Recommendations:

Remove all palm fronds, trash, and debris from the area.

Treat and remove weeds growing through monument plantings.

Trim dead palm fronds to improve appearance and maintain palm health.

Power wash the fence to restore overall appearance. - Ticket submitted to Inframark Maintenance



Item 13

Assigned To: Steadfast

S 78th St

Observations:

High weed pressure present across irrigated turf and landscape areas throughout the community.

Trees observed leaning and encroaching toward sidewalks, creating potential safety concerns.

Provide a fertilization and weed management schedule for irrigated areas, including details of the most recent application (date, products used, and treatment areas).

Implement a comprehensive weed control program to reduce overall weed pressure and maintain turf health.

Stake and properly support leaning trees to correct growth direction and prevent interference with sidewalks.

Monitor tree stability over time and adjust supports as needed to ensure proper establishment and clearance.



Item 14

Assigned To: Steadfast

S 78th St & Camden Field Pkwy

Observations:

Palm boots present in freshly mulched beds.

Weeds observed within blue daze plantings.

Brazilian pepper seedlings/shoots and vines identified within shrub areas (as indicated in photos).

Frost damage observed

All holly trees require trimming to maintain proper shape and health.

Mulch appears to have been placed over existing weeds in some areas rather than prior removal.

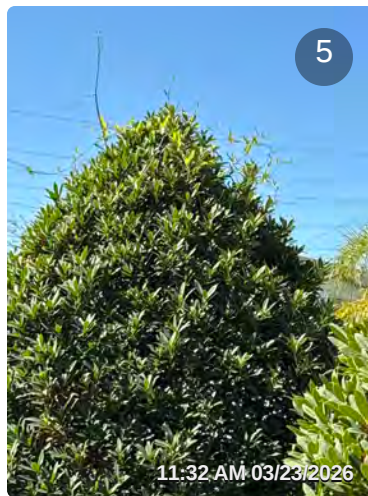
Recommendations:

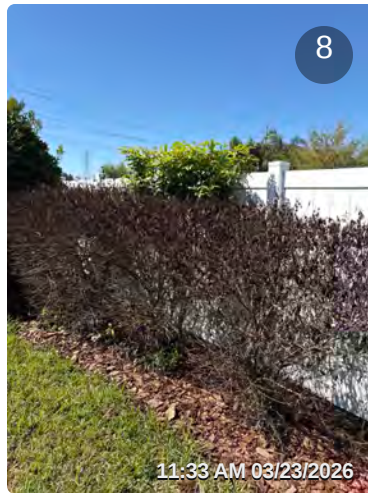
Perform thorough weed removal in all affected beds prior to any additional mulch applications.

Implement a routine weed management and pre-emergent herbicide program to prevent future growth.

Remove invasive Brazilian pepper growth immediately and monitor for regrowth.- Noted in red

Prune frost-damaged plant material and apply appropriate fertilizer to encourage recovery. Schedule trimming of holly trees to maintain uniformity and overall landscape aesthetics. Remove palm boots from mulched beds as part of routine maintenance to enhance visual appearance and reduce debris buildup.





Item 15

Assigned To: Steadfast/ Onsite

Amenity Center

Observations:

Palm boots present in landscape beds.

Brazilian pepper growth observed.

Weeds present throughout landscape beds. Overall weed pressure is high and requires consistent management.

Volunteer palm suckers observed.

Flax lily beds require cleaning and maintenance.

Trash receptacle at the mailboxes was observed to be overflowing.

Recommendations:

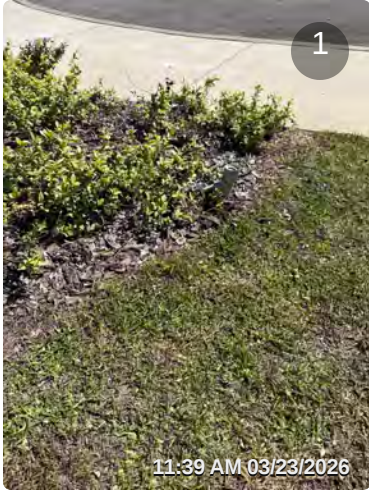
Implement a comprehensive weed control program, including both pre-emergent and post-emergent treatments, due to high weed pressure.

Schedule routine bed maintenance to remove palm boots, volunteer growth, and debris.

Remove invasive Brazilian pepper growth and monitor for regrowth.

Clean and maintain flax lily plantings to improve appearance and promote healthy growth.

Increase frequency of trash pickup at mailbox locations to prevent overflow and maintain community standards.





Date 4/4/2026 **Estimate #** EST-SCA3726

Customer Information		Project Information SM1028 Touchstone CDD Landsc...	
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	Contact	SM1028 (401) Touchstone Amenity 4223 Globe Thistle Drive Tampa, FL 33619	Proposal Prepared By:
	Phone		Type Of Work
	E-mail inframarkcms@payableslo...		
	Account #		

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
During our monthly inspection, our tech found multiple irrigation mainline breaks. This will be labor intensive as we will need to exploratory dig to see exactly what is damaged. This proposal is a not to exceed amount that includes parts, labor, dirt and sod replacement if needed.	4,500.00
Tech's notes: -Tire marks and excessive pooling in zone 17. Potential main line leak but there are potable gate valves there as well. -Zone 20 has a large pit about 2.5' deep full of water. The gate valve to the valves in the area was closed. It is a potential main line leak. -Zone 25 has 2" of standing water on sidewalk before I ran irrigation. This is another potential main line leak. There also are potable gate valves here. -I turned irrigation off and observed the meter spinning, confirming there are one or more main line leaks in the system. -Various current alarms. Low voltage and max current exceeded. Alarm for station 43.	
Final invoice will reflect actual time and parts spent	
Irrigation Labor- 3 techs for 2 days	0.00
1 pallet of sod 2 yards of dirt- just incase	0.00

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
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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): _____



Proposal #987

Date: 4/7/2026

Customer:
 Touchstone CDD
 C/O Inframark
 2005 Pan Am Circle
 Tampa, FL 33607

Property:
 Touchstone CDD
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Multiple irrigation mainline breaks

-Tire marks and excessive pooling in zone 17. Potential main line leak but there are potable gate valves there as well.

-Zone 20 has a large pit about 2.5' deep full of water. The gate valve to the valves in the area was closed. It is a

potential main line leak.

-Zone 25 has 2" of standing water on sidewalk before I ran irrigation. This is another potential main line leak. There

also are potable gate valves here.

-Various current alarms. Low voltage and max current exceeded. Alarm for station 43.

Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$4,000.00

Subtotal \$4,000.00

Estimated Tax \$0.00

Total \$4,000.00

Terms & Conditions

By Mark Ballenger II
Mark A Ballenger II
Date 4/7/2026
Ballenger Landcare Inc

By _____
Date _____
Touchstone CDD

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT MANAGER'S REPORT

Prepared by: Faisal Salih | Date: April 14, 2026

COMPLETED PROJECTS

Fitness Center Equipment Installation

The installation of new fitness equipment has been substantially completed. The StairMaster, new leg press machine, and bench press have been successfully installed and are operational. Additional fitness items remain scheduled for late April, with specific installation dates to be confirmed with vendors.

Surveillance System Installation

All planned camera installations have been completed throughout the facility. The system is now fully operational and provides comprehensive coverage of key areas.

Pressure Washing Services

Pressure washing of exterior surfaces has been confirmed and scheduled for April 15, 2026.

MAINTENANCE OBSERVATIONS & CONCERNS

Pool Area Assessment

During a recent inspection of the pool facility, several maintenance issues were identified requiring attention. A loose light fixture was discovered, along with loose concrete blocks and debris within the cavity area adjacent to the pool. Additional weak spots in the surrounding concrete structure were also noted. A specialized technician from Cooper Pools, experienced in concrete compacting, has been requested to evaluate and remediate these issues. A detailed assessment and timeline will be provided upon completion of the specialist's inspection.

PROPOSALS ACQUIRED

Pest Control Services

Multiple proposals for comprehensive pest control services have been obtained and are under review for cost-effectiveness and service quality.

Interior Clubhouse Painting

Several proposals for interior painting and renovation of the clubhouse have been collected and are being evaluated for scope, quality, and value.

Fitness Room Treadmills

Proposals for new treadmill installations in the fitness room have been obtained and are under consideration.

INCIDENT REPORT

Pond Emergency Response – April 13, 2026

At approximately 9:00 PM on April 13, 2026, a community resident reported a vehicle emergency to the clubhouse. A truck had entered Pond 3. Management immediately responded to the location, where police officers and emergency responders were already engaged in rescue operations.

Response Actions:

All individuals were successfully evacuated from the vehicle with no injuries reported. Incident case number documentation was obtained. A specialized dive team was dispatched to assess the situation. Coordination was established with recovery services for vehicle removal.

Resolution:

The black pickup truck was successfully extracted from the water and towed from the property at approximately 11:50 PM. The scene was cleared and normalized.

Outcome:

This incident demonstrates the value of responsive management and coordinated emergency protocols. All parties responded professionally, and the situation was resolved safely and efficiently. Community safety remains the highest priority, and management continues to maintain vigilant oversight of all facilities and amenities to ensure the well-being and satisfaction of all residents.

SERVICES AGREEMENT

PROPERTY NAME: **Touchstone CDD**
CUSTOMER NAME: **Touchstone CDD**
SERVICE DESCRIPTION: **Annual Maintenance of nine (9) ponds**
EFFECTIVE DATE: **April 1, 2026 through March 31, 2029**
SUBMITTED TO: Faisal Salih
SUBMITTED BY: Raeanne King

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of three (3) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the



same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by two percent (2%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available



in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be



resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.



21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Touchstone CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds one time per month.

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

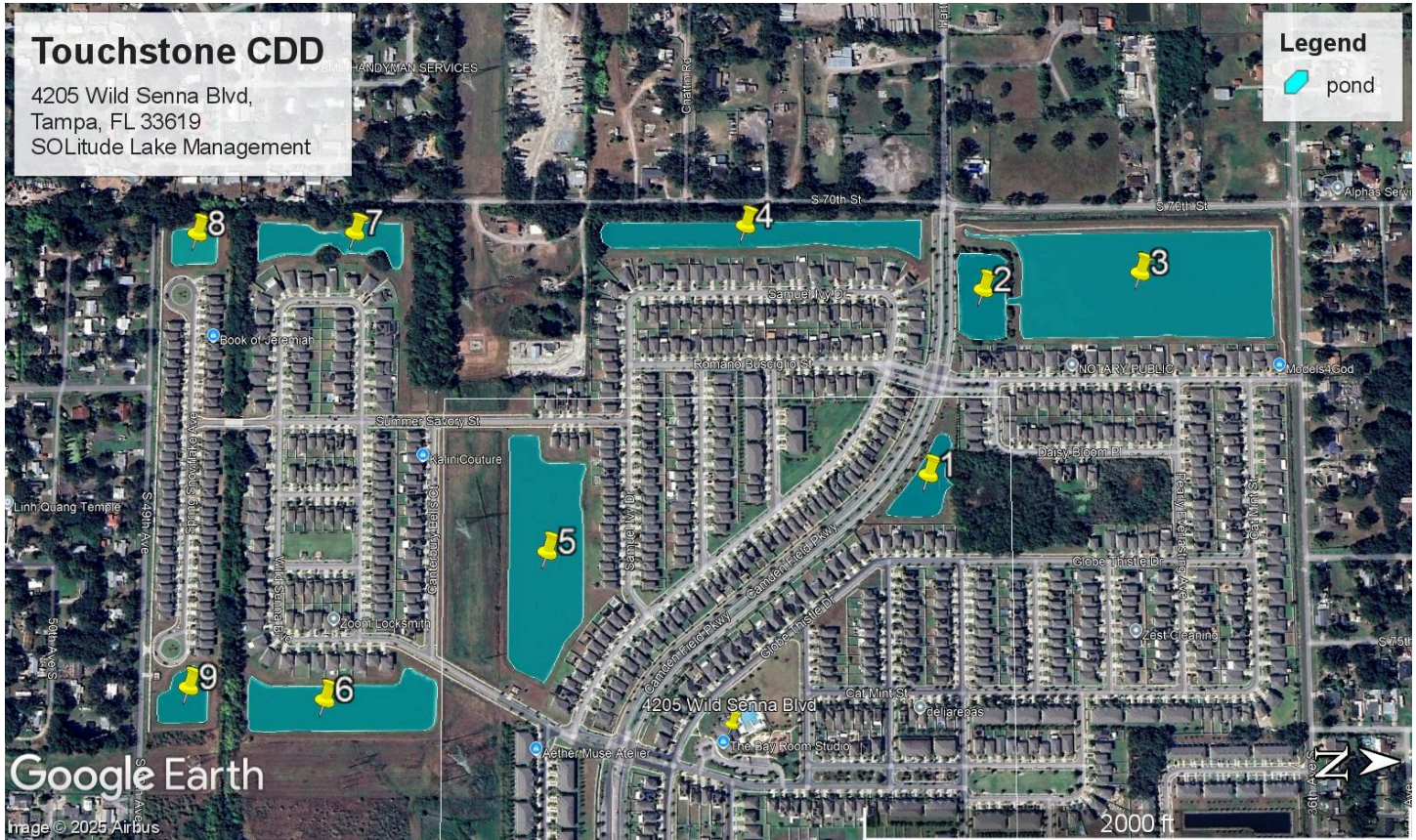


SCHEDULE B – PRICING SCHEDULE

Total Price: **\$22,800.00**

Invoice Amount: **\$1,900.00**

Invoice Frequency: **Monthly**





WATERWAY MAINTENANCE AGREEMENT
FOR
***TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT***



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,
1-800-491-9621



February 6, 2026

Touchstone Community Development District
c/o Inframark
Ms. Alba Sanchez, District Manager
11555 Heron Bay Blvd.
Coral Springs, FL 33076

Dear Alba,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Touchstone CDD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszczak

Jason Jaszczak,

Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
 1-800-491-9621



REFERENCES

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City Master	Shawna Deiulio	813-812-7895
Heritage Lake	Ray Geroux	727-376-0021
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

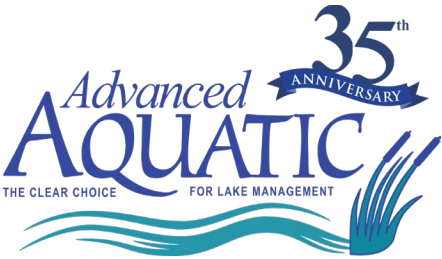
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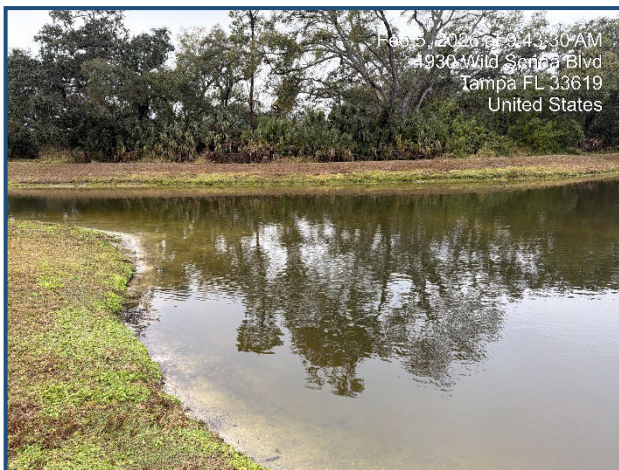
WATERWAY CHART

Client: Touchstone Community Development District

Survey Date: February 2026

WATERWAY	PERIMETER :	ACREAGE :
1	926	0.87
2	981	1.3
3	3,197	8.83
4	2,598	2.45
5	2,180	4.91
6	1,793	2.87
7	1,526	1.44
8	607	0.56
9	707	0.71
Total:	14,515	23.94

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT



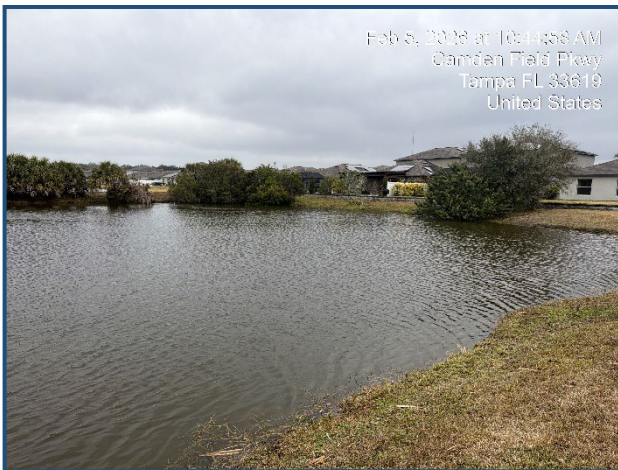
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TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT



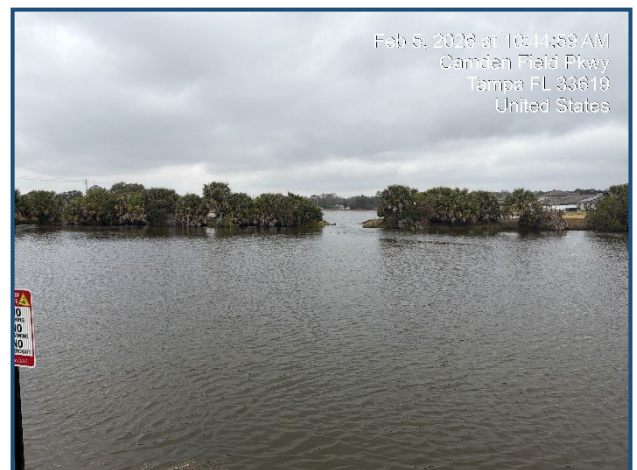
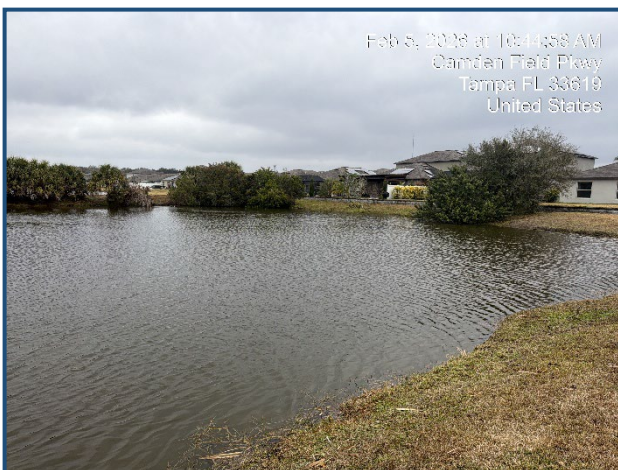
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1-800-491-9621



36th Ave S

36th Ave S

GREAT **Touchstone CDD**
Site Map

Legend

- Pond
- Pond numbers

S 66th St

S 66th St

S 70th St

S 70th St

3

2

1

4

5

7

6

8

9

S 49th Ave

S 70th St

Abbey Mist Cove

Camden Field Pkwy

85th Dr

S 67th St

th St





Proposal Date: 2/6/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Touchstone Community Development District
c/o Inframark
11555 Heron Bay Blvd.
Coral Springs, FL 33076

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage nine (9) ponds with a total shoreline of approximately 14,515 linear feet located at Touchstone Community Development District in Tampa, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visits per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

Aquatic Weed and Algae Control	\$1,100.00
Shoreline Weed Control	Included
Monthly QA (Quality Assurance)	Included
Site Reporting	Included
Attendance at CDD Meetings (As Requested)	Included
Pond dye (ponds less than two (2) acres)	Included
Shoreline debris removal	Included
Total Monthly Investment	\$1,100.00

Payments to be made in equal and consecutive monthly installments of \$1,100.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service thirty (30) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.

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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Proposal Date: 2/6/2026

(Touchstone Community Development District, 2 of 3)

- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Thirty (30) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.



Proposal Date: 2/6/2026

(Touchstone Community Development District, 3 of 3)

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

Contact Us
TIGRIS Aquatic Services LLC
 14330 Carlson Circle
 Bldg J, Suite 4
 Tampa, Florida 33626
 ecroft@tigrisusa.com
 727-267-0279



Quote: 334359
 Quote Date: 02/27/2026
 Expiration Date: 05/28/2026

Bill To:
 Touchstone CDD
 4205 Wild Senna Boulevard
 Tampa, Florida 33619

Customer: Touchstone CDD
 4205 Wild Senna Boulevard
 Tampa, Florida 33619

Description	Unit Price	Qty	Amount
Aquatic Services - Annual Program Contractor agrees to perform the following pond maintenance services on a Monthly basis: Core services: Property has 14,966 Linear Feet of shoreline/ 22.95 Acres of waterways <ul style="list-style-type: none"> · Floating Algae and Aquatic Weed Control · Water testing (pH and dissolved oxygen) as needed · Border Grass and Brush Control to Water's Edge · Post Treatment Report 			
Optional add-on services: (Pricing Available Upon Request) -Trash pickup -Submersed Vegetation Control -Fish stocking -Nutrient Mitigation -Mechanical Removal -Beneficial bacteria -Blue Dye Application			
Invoicing Details: TIGRIS will invoice customer in 12 equal installments Invoices will be sent via email on the 1st of the month			

Deposit & Payment	
Deposit Required:	\$0.00

Summary	
Subtotal:	\$13,770.00

Deposit Due: \$0.00

Terms & Conditions

TERM AND TERMINATION: The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

AUTO RENEWAL TERMS: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE. Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term.

PRICE INCREASE: Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date.

If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

EQUIPMENT: TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date

2026

STEADFAST

ENVIRONMENTAL



INFRAMARK

INFRAMARK
Proposal for Pond Maintenance:
Touchstone
4205 Wild Senna Blvd, Tampa, FL 33619



3/31/2026

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 17,453 LF & 23.1 AC.

Occurrence: 3 events/month **Annual Cost: \$12,000.00**
(2x standard service, 1x trash/inspection) **(\$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,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.
Kevin Riemensperger, Aquatics Division Manager

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 of ponds up to one surface acre. 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).
8. **Water Testing** – Collection of samples from water bodies to be analyzed for a variety of factors including but not limited to: pH, turbidity, nutrient load, hardness, bacterial count, and algae ID.

**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.*

Service Area



TOUCHSTONE CDD

4205 Wild Senna Blvd, Tampa, FL 36619

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document. We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:



ESTIMATE

DATE: **03/17/2026**
 EXP. DATE: **05/11/2026**
 ESTIMATE # 24453

PinnaclePoolandSpa
 PINNACLEPOOLSANDSPA.COM
 35353 Condominium Blvd
 Zephyrhills, FL, 33541
 Phone: (813) 435-0250
 Email: service@pinnaclepoolsandspa.com

BILL TO:

Tower Dairy Touchstone
 4205 Wild Senna Boulevard
 Greater Palm River Point CDC - Tampa, FL 33619,
 United States

SERVICE TO:

4205 Wild Senna Boulevard
 Greater Palm River Point CDC - Tampa, FL 33619,
 United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
*Madimack INVTIT140 Heat/Chill w Wi-Fi	*Madimack INVTIVT 140 Heat/Chill 140,000BTU Inverter Heat pump & Chiller w Wi-Fi. 5-year parts and labor, 10-year Mitsubishi compressor, 25-year titanium heat exchanger warranty	8.00	\$8,190.00	Item	\$65,520.00	N
DiversiTech The Hurricane Pad™ H4242-4 42" x 42" x 4" Concrete Equipment Pad	Designed specifically for the hurricane prone regions of Florida and the Gulf Coast, The Hurricane Pad™ meets stringent local code requirements for wind resistance. Heavier than a normal concrete pad, this 4 Inch pad provides sufficient weight to meet code. For certain taller equipment, The Hurricane T Class Pad™ is needed.	8.00	\$378.00	Item	\$3,024.00	N
By-pass valves 2"	two 3-way 2" CPVC diverter valves	8.00	\$392.00	Item	\$3,136.00	N
PVC and fittings	PVC and fittings	1.00	\$2,233.00	Item	\$2,233.00	N
*Blue-White Industries F-30200P Pitot Tube Horizontal Flow Meter 2" IPS	*Blue-White Industries F-30200P Pitot Tube Horizontal Flow Meter 2" IPS an aquatics industry standard for over six decades, Blue-White's F-300 Flow Meter is accurate and has reduced space requirements for installation. The aerodynamic pitot tube is designed for smooth fluid flow through the meter. There are four capture points resulting in no float bounce.	8.00	\$273.00	Item	\$2,184.00	N
Labor	*Labor	16.00	\$630.00	Item	\$10,080.00	N

SUBTOTAL \$86,177.00





ESTIMATE

DATE: **03/17/2026**
EXP. DATE: **05/11/2026**
ESTIMATE #

TAX RATE*	
TAX	\$0.00
OTHER	-
TOTAL	\$86,177.00



ESTIMATE

DATE: **03/17/2026**
 EXP. DATE: **05/11/2026**
 ESTIMATE # 24453

MEMO

Preliminary Proposal
 Commercial Pool Heating System Installation

Project: Tower Dairy Touchstone
 Pool Surface Area: 4,658 sq. ft.
 Pool Volume: 143,000 gallons

Scope of Work – Preliminary

This proposal includes the furnishing and installation of eight (8) MadiMack InverTitan Heat Pump Units, each rated at 140,000 BTU output capacity, for a total nominal heating capacity of 1,120,000 BTU.

This is a preliminary budgetary proposal outlining the anticipated equipment and installation scope required for the heat pump system. Final pricing is contingent upon completion of hydraulic and electrical engineering evaluations.

Should this preliminary budget be acceptable, we will proceed with formal hydraulic and electrical engineering analysis to develop final construction documents and detailed pricing.

Equipment Furnished

Eight (8) MadiMack InverTitan Heat/Cool Heat Pump Units

Each unit rated at 140,000 BTU output capacity

Manufacturer-recommended accessories and installation components

Mechanical / Hydraulic Installation Scope

Supply and installation of eight (8) heat pump units positioned on properly prepared equipment pads designed to provide:

- Adequate load-bearing capacity
- Proper elevation above grade
- Positive drainage clearance
- Manufacturer-required service clearances
- Installation of individual bypass valve assemblies at each heat pump to allow:
 - Unit isolation for maintenance
 - Controlled flow regulation
 - Serviceability without system shutdown
 - Compliance with manufacturer flow requirements

Fabrication and installation of a hydraulic manifold system engineered to ensure balanced water distribution and equalized flow to all heat pump units.



ESTIMATE

DATE: **03/17/2026**
 EXP. DATE: **05/11/2026**
 ESTIMATE # 24453

Installation of dedicated inline flow meters per unit to:

- Verify design flow rates
- Allow system balancing
- Optimize heat exchange efficiency
- Confirm manufacturer-required operating parameters

Installation of all associated plumbing components, including:

- Supply and return headers
- Isolation valves
- Unions and service fittings
- Required maintenance access clearances

System pressure testing and leak verification upon completion.

Hydraulic flow verification and operational commissioning to confirm proper performance.

Fencing Modification

This proposal doesn't include the cost to enlarge the existing fenced equipment enclosure to accommodate the new heat pump installation.

Expansion of the existing fenced-in area to provide adequate clearance for:

- Removal and relocation or extension of existing fencing as required.
- Installation of new fence sections to match existing materials and height (unless otherwise specified).
- Reinstallation or modification of gate access to maintain secure and code-compliant enclosure of mechanical equipment.

Final fencing layout and dimensions will be confirmed during field verification and coordination with local code requirements.

Engineering Requirements

Hydraulic engineering and electrical engineering review are required prior to final pricing.

The engineering process will determine:

- Required system flow rates and head pressure calculations
- Pump compatibility and potential upgrades
- Electrical load requirements



ESTIMATE

DATE: **03/17/2026**
 EXP. DATE: **05/11/2026**
 ESTIMATE # 24453

Feeder sizing and breaker requirements

Disconnect and overcurrent protection specifications

Structural considerations (if applicable)

Upon receipt of stamped engineering documentation, we will provide a revised final proposal reflecting the precise scope of hydraulic and electrical work required.

Compliance & Installation Standards

All equipment and materials will be installed in strict accordance with:

- Manufacturer specifications
- Applicable building and mechanical codes
- Industry best practices
- Warranty compliance requirements

Permits are required for this installation.

Exclusions

The following items are specifically excluded from this preliminary proposal:

- Electrical service, feeders, breakers, disconnects, and final terminations
- Electrical engineering services
- Hydraulic engineering services
- Stamped drawings
- Permit fees and associated costs (unless otherwise noted)
- Modification, expansion, or relocation of existing fencing or construction of new fenced enclosures



ESTIMATE

DATE: **03/17/2026**
 EXP. DATE: **05/11/2026**
 ESTIMATE # 24453

TERMS & CONDITIONS

Pool license CPC1458770
 Gas License LI34734

3.5 % fee on all credit and debit card transactions.

FLORIDA STATE REQUIRED PROVISIONS

489.1425 Duty of contractor to notify residential property owner of recovery fund.—
 (1) Any agreement or contract for repair, restoration, improvement, or construction to residential real property must contain a written statement explaining the consumer’s rights under the recovery fund, except where the value of all labor and materials does not exceed \$2,500. The written statement must be substantially in the following form:

FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND

PAYMENT 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:

850-487-1395
 2601 BLAIRSTONE ROAD
 TALLAHASSEE, FLORIDA 32399-1039

The statement shall be immediately followed by the board’s address and telephone number as established by board rule.
 (2)(a) Upon finding a first violation of subsection (1), the board may fine the contractor up to \$500, and the moneys must be deposited into the recovery fund.
 (b) Upon finding a second or subsequent violation of subsection (1), the board shall fine the contractor \$1,000 per violation, and the moneys must be deposited into the recovery fund

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.

(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
 (b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
 (c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.



Cooper Pools Inc DBA
 Cooper Pools Remodeling
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 641

Order No.
 Valid for 30 days

Tower Dairy Touchstone CDD

4205 Wild Senna Boulevard
 Tampa, FL,33619

Site: 4205 Wild Senna
 Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 02/20/2026

Quote for heaters

14251 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
*Madimack INVTIVT 140 Heat/Chill 140,000BTU Inverter Heat pump & Chiller w Wi-Fi. 5-year parts and labor, 10-year Mitsubishi compressor, 25-year titanium heat exchanger warranty	8.00	\$7,020.00	\$56,160.00
DiversiTech The Hurricane Pad™ H4242-4 42" x 42" x 4" Concrete Equipment Pad	8.00	\$324.00	\$2,592.00
By-pass valves 2"	8.00	\$336.00	\$2,688.00
PVC and fittings	1.00	\$1,914.00	\$1,914.00
Blue-White Industries, F-30300P Pitot Tube Horizontal Flow Meter 3" IPS	8.00	\$234.00	\$1,872.00
3 Man Labor	16.00	\$540.00	\$8,640.00
Sub-Total ex Tax			\$73,866.00
Tax			\$0.00
Total inc Tax			\$73,866.00

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

Project Report: Thermal Analysis & Equipment Specification

Project: Tampa Commercial Aquatic Facility

Location: Tampa, Florida

Prepared For: Project Management / Facility Operations

Date: February 16, 2026

1. Executive Summary

This technical assessment evaluates the heating requirements for a **420m² (4,521 sq. ft.)** commercial swimming pool designed for year-round operation at a constant **84°F**.

Based on high-traffic commercial use and local climatic data, the peak thermal demand for this facility is approximately **1,000,000 BTU/hr**. To achieve this with maximum operational efficiency, we recommend an array of **eight (8) to nine (9) 140K BTU Variable Speed Inverter Heat Pumps**. This configuration leverages "over-sizing" to keep units in a high-efficiency maintenance state, achieving a Coefficient of Performance (COP) between **10.0 and 15.0**, significantly reducing annual energy expenditure.

2. Design Parameters & Environmental Conditions

To ensure the accuracy of this thermal model, the following site-specific variables were applied:

- **Pool Surface Area:** 420 m² (4,521 sq. ft.)
 - **Target Water Temperature:** 84°F
 - **Local Ambient Air (Avg. Jan):** 61°F
 - **Average Wind Speed:** 8 mph
 - **Relative Humidity:** 74%
 - **Bather Load Factor:** 1.2 (High-intensity commercial agitation)
-

3. Technical Heat Loss Analysis

The system must overcome three primary cooling factors to maintain the 84°F setpoint.

3.1 Evaporation & Surface Agitation

Evaporation accounts for approximately 70% of total heat loss. In a commercial setting, surface agitation from bathers significantly accelerates this process.

- **Evaporation Rate (W):** Calculated at **0.149 lb/hr/sqft** during peak winter conditions.
- **Impact of Agitation:** A 1.2 Activity Factor is applied to account for the breaking of the water's surface tension by bathers.
- **Calculated Loss: ~707,000 BTU/hr**

3.2 Convective & Radiative Losses

Heat transferred to the air via wind movement and thermal radiation to the sky.

- **Calculated Loss: ~176,000 BTU/hr**

3.3 Bather Load & Fresh Water Replacement

Heating cold makeup water (65°F groundwater) to replace splash-out and backwash volume.

- **Calculated Loss: ~100,000 BTU/hr**

Total Peak Demand (January): 983,000 BTU/hr

4. Equipment Performance & Sizing

The following table outlines the required heaters based on the performance derating of 140,000 BTU units (Standard rating: 80/80/80).

Month	Avg Air Temp	Total Heat Loss (BTU/hr)	Unit Output (BTU/hr)	Units Required (24h)
January	61°F	983,000	111,500	8.81
March	69°F	821,000	123,500	6.64
May	79°F	552,000	138,500	3.98
July	84°F	388,000	140,000	2.77
November	69°F	821,000	123,500	6.64

5. Energy Cost Comparison (ROI Analysis)

Electricity Rate applied: \$0.13 per kWh

This section highlights the fiscal impact of choosing Variable Speed (VS) Inverter technology over traditional On/Off systems.

Technology Type	Avg. Operating COP	Daily Energy Cost (Jan)	Monthly Energy Cost (Jan)
Traditional On/Off	5.0	\$187.32	\$5,806.92
VS Inverter (Avg)	10.0	\$93.66	\$2,903.46
VS Inverter (Maint)	15.0	\$62.44	\$1,935.64

Estimated Annual Savings with VS Technology: \$22,400+

6. Technical Recommendations

6.1 Total Unit Count: 9 Units

To meet the specific requirement of **1,000,000 BTU/hr** during January peak conditions, we recommend an array of **9 units**.

- **Total Output:** 1,003,500 BTU/hr (at 61°F Ambient).
- **Efficiency Logic:** While 9 units are needed for peak recovery, during the majority of the year, the system will operate at roughly **30% capacity**. This allows the inverters to run at their maximum efficiency state (**COP 15.0**), drastically reducing wear and energy costs.

6.2 The Inverter Advantage

- **Soft Start:** Unlike On/Off units, VS Inverters eliminate massive amperage spikes during startup, protecting the facility's electrical infrastructure.
- **Precise Maintenance:** Once the pool reaches 84°F, the units will modulate down to 20% output. In this state, the heat exchange surface area is oversized relative to the refrigerant flow, creating a "Super-COP" of 15.0.
- **Redundancy:** A 9-unit array provides "N+2" redundancy for 10 months of the year, ensuring the pool remains open even during scheduled maintenance.

inverTITAN

POWERFUL PERFORMANCE. EFFICIENT OPERATION.

Designed and engineered to meet the highest requirements for cooling and heating options, with full inverter compressor and top discharge fans for a streamlined efficient air flow. Powerful performance supported by the latest eco-friendly technology. Enjoy new possibilities for pool heating and cooling with the space saving and slick design of the InverTITAN. Limited space is no longer a concern. Full Stepless DC Compressor, marine grade aluminium alloy casing, Twisted Titanium Heat Exchanger and Madimack's Advanced Sound Suppression Technology for whisper quiet operation.

Trusted by
POOL PROFESSIONALS



Heat & Cool

With integrated heating and cooling into a single unit, enjoy your swimming pool any season of the year



Operation down to 14°F

Built to operate in the coldest weather and extend your pool season into the winter



Built-in Wi-Fi

Built-in Wi-Fi and a smart app provide convenience to control your pump on-the-go



Twin-rotary compressor

Significantly reduced operating noise



Electronic expansion valve

Optimized flow of refrigerant 20% higher COP



Twisted titanium heat exchanger

Increased area for heat exchange 40% higher efficiency



Smart & quick defrosting

InverTITAN is equipped with reverse cycle defrosting detecting frost accumulation during operation and automatically switch to defrosting mode



**AUTOMATION
READY**



**advanced
sound
suppression
technology**





TECHNICAL PARAMETERS

Model	InverTitan 90,000	InverTitan 112,000	InverTitan 140,000
SKU	INVTIT090	INVTIT112	INVTIT140
PERFORMANCE CONDITION: Air 80°F (26.7°C)/ Water 80°F (26.7°C)/ Humidity 80%			
Heating capacity (BTU)	90,000	112,000	140,000
COP Range	14.3 ~ 6.0	14.5 ~ 6.1	14.6 ~ 6.0
PERFORMANCE CONDITION: Air 80°F (26.7°C)/ Water 80°F (26.7°C)/ Humidity 63%			
Heating capacity (BTU)	85,000	106,000	134,000
COP Range	12.7 ~ 5.7	12.8 ~ 5.8	13.3 ~ 5.7
PERFORMANCE CONDITION: Air 50°F (10°C)/ Water 80°F (26.7°C)/ Humidity 63%			
Heating capacity (BTU)	46,000	56,000	69,000
COP Range	5.3 ~ 4.6	5.4 ~ 4.8	5.6 ~ 4.7
TECHNICAL SPECIFICATIONS			
Operating air temperature (°F)	14 ~ 109		
Operating air temperature (°C)	-10 ~ 42		
Heat exchanger	Tube in Shell low pressure loss titanium in PVC		
Power supply	230V/1 Ph/60Hz		
Water connection (mm)/(inch)	60.3mm/2"		
Rated input power at air 80°F (26.7°C) (kW)	0.63~4.28	0.6~5.4	0.8~6.9
Rated input current at air 80°F (26.7°C) (A)	2.88~18.6	2.9~23.7	3.6~31.3
Sound level at 10ft (3.05m) dB(A)	34.3 ~ 46.5	35.2 ~ 48.3	38.8 ~ 51.1
Advised water flux (GPM)	33.0 ~41.7	35.1 ~ 44.1	35.1 ~ 67.1
Advised water flow (L/min)	125 ~ 158	133~167	133 ~ 254
Net dimension, LxWxH (in)	35.7" × 27.6" × 38.5"	35.7" × 27.6" × 38.5"	39.1" × 31.7" × 41.5"
Net dimension, LxWxH (mm)	906 × 701 × 977	906 × 701 × 977	992 × 806 × 1054
Net Weight (lbs)	277.8	275.6	315.3
Net Weight (kg)	126	125	143
Qty per 20FT/40HQ (sets)	32/68	32/68	12/52
Maximum air volume(m³/h)	6500	7500	8300
Water pressure drop(Kpa)	6	10	19

Remarks: The data above is only for reference. For specific data, please refer to the nameplate on the unit.



ADMIRAL FURNITURE

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

Quote # A-53391-00004477
Created Date 3/16/2026

Opportunity Owner ADAM FARRELL
Prepared By MICHELLE DAUSS
Email michelled@admiralfurniture.com

Bill To TOUCHSTONE CDD
Bill to Address 4205 WILD SENNA BOULEVARD
TAMPA, FL 33619
US




Ship To TOUCHSTONE CDD
Ship 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 Contact CHRIS SHELTON 704.493.3304
Name and Phone

Payment Terms 50% DEPOSIT / BALANCE NET 30 DAYS

FOB Point ORIGIN
Carrier BEST WAY
Est Ship Date 4/6/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
71308CUW		DEEP SEATING SOFA	\$2,637.01	3.00	\$7,911.03	COLORS TBD
71310CUW		DEEP SEATING CHAIR	\$1,025.50	6.00	\$6,152.98	COLORS TBD
536ALN-BO		36" ROUND ALL ALUMINUM COFFEE TABLE	\$499.61	3.00	\$1,498.82	COLORS TBD
SHIPPING - NT		SHIPPING (NON TAX)	\$1,000.00	1.00	\$1,000.00	



Subtotal	\$16,562.83
Sales Tax	\$0.00
Total	\$16,562.83

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.



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

**PO Box 2390
Bunnell, FL 32110**

Date	Quote No.
3/30/2026	PFS23968

Bill To
Touchstone Cdd 4205 Wild Senna Blvd Tampa, FL 33619-6959 US

Ship To
Touchstone CDD 4205 Wild Senna Blvd. Tampa, FL 33619 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
SH-DSL03	Blue Ridge Deep Seating Sofa, HDPE Frame Frame Color: Cushion Color: List: \$1414.95	3	1,373.41	4,120.23T
SH-DSL01	Blue Ridge Deep seating Chair, HDPE Frame. Frame Color: Cushion Color: List: \$584.95	6	545.73	3,274.38T
R-36PUNCH	Regal 36" Round Punched Aluminum Table, Powder Coated Aluminum Finish. *** SHIPS UNASSEMBLED *** Color: Top Design: *** CONVERSATION HEIGHT List: \$574.95	3	570.91	1,712.73T
Estimated Lead Time	Estimated lead time, not including transit is: ***** 2 TOTAL DELIVERIES ***** 10 weeks on coffee tables 6-8 weeks on cushion furniture		0.00	0.00T

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Subtotal

Sales Tax (7.5%)

Order Total

Signature _____

Title _____ Date _____



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

PO Box 2390
Bunnell, FL 32110

Date	Quote No.
3/30/2026	PFS23968

Bill To
Touchstone Cdd 4205 Wild Senna Blvd Tampa, FL 33619-6959 US

Ship To
Touchstone CDD 4205 Wild Senna Blvd. Tampa, FL 33619 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
S&H	Shipping and Handling. Commercial Delivery Curbside - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials.		800.75	800.75

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

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Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Subtotal
Sales Tax (7.5%)
Order Total

Signature _____

Title _____ Date _____



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

**PO Box 2390
Bunnell, FL 32110**

Date	Quote No.
3/30/2026	PFS23968

Bill To
Touchstone Cdd 4205 Wild Senna Blvd Tampa, FL 33619-6959 US

Ship To
Touchstone CDD 4205 Wild Senna Blvd. Tampa, FL 33619 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
Inspection by Cust...	**Customer MUST INSPECT all products in the Driver's presence during the Time of Delivery. *Take pictures of the package as it arrives. *Accept the delivery even if damaged. Note any observed damages of the packaging or products on the Bill of Lading before signing. If B.O.L is electronic, request an Exception Number from the driver. *If the driver cannot wait for inspection & there are damages to the packaging, note "Subject to Inspection" on the B.O.L. or request the Exception Number before they leave. **CONTACT Your Sales Rep WITHIN 48 HOURS of DELIVERY with pictures, the number of products affected, any missing pieces, and/or damage details for further assistance on Freight Claims and resolutions. --- PLEASE NOTE: FREIGHT DAMAGE & MISSING PARTS Discovered After The Carrier Has Left Will Be The Responsibility of the Receiving Party. ---		0.00	0.00T
Credit Card Usage Fee	4% Credit Card Fee ** Fee Will Not Apply to Payments Made by Paper CHECK or ACH. ** Credit Card Fees Are NON-Refundable**		0.00	0.00T

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

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Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Subtotal	\$9,908.09
Sales Tax (7.5%)	\$683.05
Order Total	\$10,591.14

Signature _____ Title _____ Date _____

Termi-Nate Pest Management LLC
 1737 Oakwood Estates Dr
 Plant City, FL 33563
 813-365-6924-office

TERMI-NATE ESTIMATE



Termi-Nate Pest Management

Termi-nate estimate # 5472
 Termi-nate estimate Date 01/16/26

Termi-nate estimate Total \$736.00

Faisal Salih
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Service Address
 Faisal Salih
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Item	Cost	Quantity	Total
New Start First time service.- club house and exterior	\$150.00	1	\$150.00
1 Year Fire Ant Control Topchoice 1 year fire ant control- applies yearly	\$500.00	1	\$500.00
Bi-Monthly Service Bi-Monthly Pest control - chrrged monthly at \$43.00 on the 1st of the 15th of each month	\$86.00	1	\$86.00

Terms

This Est/agreement is monthly and After New service is paid for we will set up auto Debt for 1st of each month To Auto Draft out of which ever Credit/debt card you enter

Subtotal \$736.00
Tax \$0.00

Termi-nate estimate Total \$736.00

Notes

This is a 12 Month Agreement/ est for services described above . should you have any issues or question please feel free to call office or sales rep who signed you up.
 813-365-6924 Office



213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**COMMERCIAL PEST PREVENTION
SERVICE AGREEMENT**

DATE 4/2/26 OFFICE Brandon ROUTE Brandon DATE OF SERVICE _____

BUSINESS NAME Touch Stone cdd BILLING ADDRESS CHECK IF SAME AS SERVICE ADDRESS _____

SERVICE ADDRESS 4205 Wild Senna Blvd Hillsborough COUNTY _____ CITY, STATE, ZIP _____

CITY, STATE, ZIP Tampa, FL 33619

BUSINESS PHONE _____ CELL PHONE 656-251-6063 BILLING PHONE _____ BILLING CELL PHONE _____

E-MAIL ADDRESS fsalinh@inframark.com

PERSON TO CONTACT OTHER THAN OWNER _____

THIS AGREEMENT COVERS ONLY THE SERVICE ADDRESS SPECIFIED ABOVE

Business Type CLUB HOUSE Grid# _____

1. SCOPE OF WORK
Friendly Pest Solutions will provide pest prevention services for: Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies

Ants, Millipedes, Silverfish, earwigs

2. AREA TO BE SERVICED Inside, bathrooms, weightroom, lobby, offices - (outside pool, outside playgrounds.

3. SERVICE SCHEDULE
A. Initial Service Schedule _____ Follow-Up Service on Initial _____
B. Regular Service Schedule _____ Service Frequency Monthly Bi-Monthly Quarterly
 Other _____

4. CUSTOMER COOPERATION
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems with deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to the locked areas.

5. INSURANCE
Friendly Pest Solutions carries comprehensive General Liability Insurance. Upon request, we will furnish a "Certificate of Insurance" showing coverage in effect.

6. TERMS OF AGREEMENTS
A. This agreement will be effective for an original period of twelve (12) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of this agreement, it shall renew itself from month to month thereafter.
B. IF THE COMPANY is at any time dissatisfied with Friendly Pest Solution's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION
See reverse side of this agreement for explanation of Friendly Pest Solution's Pest Prevention Guarantee.

8. PAYMENT TERMS
A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Notice to Buyer You, the buyer, may cancel this agreement by giving written notice or cancellation to Friendly Pest Solutions before midnight of the 3rd business day of signing this agreement. Do not sign this agreement if blank.

CASH CHECK MC VISA DISC AMEX
CREDIT CARD# _____
EXP _____ CWV _____
I authorize Friendly Pest Solutions to apply service amount to my credit/debit card automatically after each charge service Intl. _____

Initial Service Charge	\$ <u>150.00</u>
Additional Services	\$ <u>1</u>
Rodent Boxes _____ x _____	\$ <u>1</u>
Rodent Box Maintenance _____ x _____	\$ <u>1</u>
Frequency <u>Bi-Monthly</u> x <u>5</u> =	\$ <u>750.00</u>
1st Year Annual Total	\$ <u>900.00</u>

CUSTOMER/AGENT _____ DATE _____ INSPECTOR Kawayran Vazquez GM INITIALS _____ DATE 4/2/26





Anti-Pesto Bug Killers
 13596 66th St N
 Largo, FL 33771
 (727)-524-6333
 antipesto.com

Commercial Pest Management

Proposal

Customer Information

#43665 Touchstone Community Development District
 4205 Wild Senna Boulevard
 Tampa, FL 33619

Touchstone Community Development District
 fsalih@inframark.com
 656-251-6063

Rationale Behind the Proposed Program

Every other month service includes the amenity center, pool area, and common grounds for general pest control and Fire Ants.

Commercial Pest Management Program

Anti-Pesto’s Commercial Pest Management Program delivers reliable, year-round protection tailored to your business. We combine proactive inspections, targeted treatments, and long-term prevention strategies to keep your facility pest-free.

Services

Description	Notes	Frequency
Exterior General Pest Control - Every Other Month	Every other month service for ants and other insects to the exterior of the amenity center, pool patio area, and common grounds. Fire Ant every other month service to all open common ground areas.	6/year
Interior General Pest Control - Every Other Month	Every other month service for ants and other insects in the amenity center and other interior areas of common buildings.	6/year

One-Time

Description	Notes
-------------	-------

Commercial Pest Control Initial Service	Initial service for ants and other insects in the amenity center, pool patio area, and common grounds. Fire Ant initial service to all open common ground areas.
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Terms

This agreement is for one year and then will automatically renew month to month thereafter unless a 30 day written notice of cancellation is provided by either party.

Payment Terms

Payment is due within 30 days of the date the services are completed. Any payment not received by Anti-Pesto BugKillers LLC. within this period is subject to a late fee of \$25.00. The Client shall also be responsible for all costs associated with collection of past due accounts, including reasonable attorney's fees, court costs, and collection expenses as permitted by Florida law. After the initial 1 year period, Anti-Pesto BugKillers reserves the right to increase the price of the service at any time without notice.

Service Guarantee and Complaint Resolution

If the Client is dissatisfied with the service provided, the Client agrees to notify Anti-Pesto BugKillers LLC. in writing and allow a period of 45 days for remediation. During this time, Anti-Pesto BugKillers will perform additional inspections and re-treatment of covered pests, at no additional cost, in accordance with Chapter 482, Florida Statutes, and applicable Florida Department of Agriculture and Consumer Services (FDACS) rules. If Anti-Pesto BugKillers does not resolve the issue to the Client's satisfaction within the 45-day period, the Client may terminate this Agreement with 30 days written notice.

Termination

This Agreement may be terminated by the Customer only in accordance with the term set forth in the accompanying service agreement. The Customer agrees to fulfill all obligations, including payment, notice requirements, and any specified service commitments, as defined in the service agreement. Failure to comply with these terms may result in fees, forfeiture of service guarantees, or denial of future service. Anti-Pesto BugKillers LLC. reserves the right to enforce all contractual provisions prior to accepting or processing any termination request.

Access and Safety Requirements

Client shall provide full access to all areas necessary for service. Where services require work above seven feet, the Client must provide lift or elevation equipment in compliance with OSHA and industry safety standards. Provided such equipment meets all regulatory requirements, Anti-Pesto BugKillers shall indemnify the Client for any claims resulting from its use. The Client agrees to cooperate in remedying pest-conducive conditions noted in service reports, as required under Florida Administrative Code Rule 5E-14.102.

Pesticide Use and Compliance

Anti-Pesto BugKillers LLC. agrees to apply all pesticides in accordance with their EPA-approved label directions and only by certified operators or trained identification cardholders as required by Chapter 482, F.S. and Rule 5E-14.108, F.A.C. Safety Data Sheets and labels for all applied products are available upon request. Anti-Pesto BugKillers disclaims liability for damage or injury arising from the lawful use of such pesticides.

Disclaimer of Warranties and Liability

This Agreement does not constitute insurance and is not a warranty, covenant, or guarantee of pest absence or regulatory compliance. Anti-Pesto BugKillers assumes no responsibility for the Client's business practices or failure to implement recommendations. The Client agrees to indemnify and hold Anti-Pesto BugKillers harmless from all claims, liabilities, and expenses, including attorney's fees, arising from the Client's failure to comply with applicable laws or act upon recommendations.

Binding Arbitration

In the event of a dispute between Anti-Pesto and/or its employees and Customer arising out of or related to this Contact, including but not limited to the interpretation of the terms and conditions of this Contract, the making of the Contract, or breach of any provision of this Contract, the parties hereby expressly agree to submit their dispute to binding arbitration in Pinellas County, Florida for resolution in accordance with the rules and requirements of the American Arbitration Association. The parties acknowledge and understand that by agreeing to submit their dispute to binding arbitration they are effectively waiving their right to trial by jury as a means of resolving disputes. Furthermore, the parties acknowledge that they desire to arbitrate any dispute arising from this Contract in an effort to resolve such dispute(s) quickly and to avoid litigation. Judgement upon such arbitration award may be entered in any court having jurisdiction.

Non-Solicitation

During the term of this Agreement and for twelve (12) months thereafter, neither party may directly solicit or hire any employee of the other who was materially involved in the business relationship, without prior written consent, which shall not be unreasonably withheld.

Communications Terms

Anti-Pesto BugKillers and its service providers will use a variety of methods to contact you including but not limited to phone, email, and SMS/text message. These notifications are intended to provide you with information about upcoming services and/or changes to your regular service. By agreeing to these terms and conditions, you consent to receive notification of upcoming specials and/or promotions. In the event that you do not wish to be contacted by our company, you must contact us by email or phone to be added to our “No Call” or “No Text” list.

Satisfaction Guarantee

Your satisfaction is our highest priority and we promise to quickly and effectively resolve any problem you may have.

No service carries more than a 30 day guarantee unless otherwise stated in the agreement.

Pricing

INITIAL FEE

\$610.00

(PLUS APPLICABLE TAX)

INVOICED EVERY MONTH

\$124.00

(PLUS APPLICABLE TAX)

Bill DiMarco

ANTI-PESTO BUG KILLERS

CLIENT

Bill DiMarco - 03/18/26

[Extended Terms](#)

**Touchstone
Community Development District**

Recreational Facilities Policies

November 10, 2022

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Touchstone Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://touchstonecdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities is available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park .
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Guests may use the Fitness Center if accompanied by an adult Patron, 18 years of age or older.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District.. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District’s policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$100.00
non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Touchstone Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.

2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 03/30/2026
EST#03302026-F3-A
Terms: Check

Description	Qty	MSRP	Sale Price
4 Series Treadmill w/ LCD	1	\$ 4,299.00	\$ 3,799.00
4 Series Treadmill w/ LCD	1	\$ 4,299.00	\$ 3,799.00
4 Series Treadmill w/ LCD	1	\$ 4,299.00	\$ 3,799.00
		Subtotal	\$ 11,397.00
		Installation	\$ 2,212.68
		Freight	\$ 1,471.12
		Tax	Exempt
		Total	\$ 15,080.80

Notes: This order can ship as soon as payment is received. After this ships we can coordinate an installation date, please have the fitness center closed for the entire day of installation.

AFTER PAYMENT IS MADE, AS LONG AS ALL MACHINES ARE IN STOCK. PLEASE ALLOW 2-3 WEEKS FOR DELIVERY.

Thank you!

Customer Signature: _____ Date: _____



Star Trac 4TR

DIMENSIONS	81x 32 x 60 in (206 x 81 x 152 cm)
RUNNING SURFACE	60 x 22 in (152 x 55 cm)
INCLINE RANGE	0-15% max incline
SPEED RANGE	0.5 - 12.5 mph (0.5 - 20 kmh)
STEP-UP HEIGHT	7 in (17.8 cm)
PRODUCT WEIGHT	399 lb (181 kg)

**Light commercial rated*

FEATURES:

- Wireless phone charger
- Apple + Samsung watch tap to pair for data tracking
- Cup Holders

UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
HIIT WARRANTY				
HITMILL™, HITMILL X™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor, wear items** 1 year parts.
HIT BIKE™, HIT BIKE™, HIT ROVER™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
BOXMASTER®	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories, 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories, 6 months on upholstery. 2 years labor.
STRENGTH WARRANTY				
HANTLES INSPIRATION STRONG™, ONE™, FIVE HUMANSPORT™, LEGION™, MONK STRONG™, INSTINCT™, PLATE LOADED, PLYO, PLYO ZONE, MESH STATIONS, BENCHES AND RACK	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 2 years labor.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.
FUNCTIONAL RIGS, BAG RACKS, STORAGE RACKS	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 2 year on minor mechanical components - hardware, grips, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 2 year on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on attachments - shelving, pulk bar, targets, etc. 10 years on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 1 year on minor mechanical components - hardware, grips, etc. 1 year labor.
FREE WEIGHTS	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.
FUNCTIONAL IMPACT TRAINING ACCESSORIES	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.
GROUP CYCLING				
OROP CYCLE BIKES	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 1 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 3 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 2 year labor. 10 year warranty on belts.

*Wear items include treadmill belts and decks. **Accessories include consoles, pedals, and custom add-ons. ***Light Commercial use is defined as not dues paying facilities with < 8 hours/day usage. Updated 3/2025

Each Core Health & Fitness product will carry its own limited warranty as set forth on the Official Core Health & Fitness website. Such warranty will be buyer's sole and exclusive remedy for any breach of warranty. Core Health & Fitness disclaims all other warranties expressed or implied or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based on oral representations. This warranty extends only to the original end user customer and is not transferable. This warranty does not cover defects caused by negligence, improper maintenance, improper storage, misuse, installation not in accordance with Core Health & Fitness' printed instructions, abuse, normal wear and tear, contact with liquids, application other than intended use, or installation of unapproved third party products. Core Health & Fitness' sole liability under this or any other warranty expressed or implied is limited to repair or replacement or refund as determined solely by Core Health & Fitness. Repair, replacement or refund is the sole and exclusive remedy for breach of warranty or any other legal theory including theories of the recovery of consequential or incidental damages. Some states do not allow the exclusion or limitation of consequential damages, so the above limitation may not apply. Warranty returnable items are required to be returned to Core Health & Fitness within 21 days of the parts arriving or service completion. Any items not returned within 21 days may be subject to a core charge.

UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
CARDIO WARRANTY				
STAR TRAC MIXED FREERUNNER™, STARMASTER 100	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and 5 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts.
STAR TRAC 4 SERIES TREADMILLS, STAR TRAC 4 SERIES TREADMILLS	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 1 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor, wear items** 1 year parts and labor.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE & STAR TRAC VERTICAL BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER 100, FREELINKER, JACOBS LADDER JLT, JLT & STARWAY GTL	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER JACOBS LADDER 2	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. LCD Other Cardio 3/3/0	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STAR TRAC 4 SERIES TREADMILL	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE, & 4G	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 2 years labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 5-TIC	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor. Wear Items** 1 year parts and labor.
STAR TRAC 5-TIX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts, all other components warranted for 2 years parts. Wear Items** 1 year parts.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE & RECURRENT BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.

*Wear items include treadmill belts and decks. Contact your Core Health & Fitness sales representative for full commercial, light commercial and consumer warranty detail. Additional restrictions may apply. See your sales representative for detailed warranty information. Warranty is subject to change. warranties vary by different countries. Warranty period begins on the date that product is installed, determined by registration with Commercial. Registration is required, and registration effective date can be no later than 1 year after initial ship date from Core. Updated 3/2025

PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 03/30/2026
EST#03302026-F3-B
Terms: Check

Description	Qty	MSRP	Sale Price
4 Series Treadmill w/ 10" Touch Screen	1	\$ 5,399.00	\$ 4,999.00
4 Series Treadmill w/ 10" Touch Screen	1	\$ 5,399.00	\$ 4,999.00
4 Series Treadmill w/ 10" Touch Screen	1	\$ 5,399.00	\$ 4,999.00
		Subtotal	\$ 14,997.00
		Installation	\$ 2,212.68
		Freight	\$ 1,471.12
		Tax	Exempt
		Total	\$ 18,680.80

Notes: This order can ship as soon as payment is received. After this ships we can coordinate an installation date, please have the fitness center closed for the entire day of installation.

AFTER PAYMENT IS MADE, AS LONG AS ALL MACHINES ARE IN STOCK. PLEASE ALLOW 2-3 WEEKS FOR DELIVERY.

Thank you!

Customer Signature: _____ Date: _____



Star Trac 4TR

DIMENSIONS	81x 32 x 60 in (206 x 81 x 152 cm)
RUNNING SURFACE	60 x 22 in (152 x 55 cm)
INCLINE RANGE	0-15% max incline
SPEED RANGE	0.5 - 12.5 mph (0.5 - 20 kmh)
STEP-UP HEIGHT	7 in (17.8 cm)
PRODUCT WEIGHT	399 lb (181 kg)

**Light commercial rated*

FEATURES:

- Wireless phone charger
- Apple + Samsung watch tap to pair for data tracking
- Cup Holders

UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
HIIT WARRANTY				
HITMILL™, HITMILL X™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor, wear items** 1 year parts.
HIT BIKE™, HIT BIKE™, HIT ROVER™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
BOXMASTER®	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories, 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories. 6 months on upholstery. 2 years labor.
STRENGTH WARRANTY				
HANTLES INSPIRATION STRONG™, ONE™, FIVE HUMANSPORT™, LEVITAP™, MONK™ STRENGTH™, INSTINCT™, PLATE LOADED, PLYO, PLYO ZONE, MESH STATIONS, BENCHES AND RACK	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 2 years labor.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.
FUNCTIONAL RIGS, BAG RACKS, STORAGE RACKS	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 2 year on minor mechanical components - hardware, grips, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 2 year on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on attachments - shelving, pulk bar, targets, etc. 10 years on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 1 year on minor mechanical components - hardware, grips, etc. 1 year labor.
FREE WEIGHTS	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.
FUNCTIONAL IMPACT TRAINING ACCESSORIES	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT dummies, bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT dummies, bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT dummies, bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT dummies, bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.
GROUP CYCLING				
OROP CYCLE BIKES	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 1 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 3 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 2 year labor. 10 year warranty on belts.

*Wear items include treadmill belts and decks. **Accessories include consoles, pedals, and custom add-ons. ***Light Commercial use is defined as not dues paying facilities with < 8 hours/day usage. Updated 3/2025

Each Core Health & Fitness product will carry its own limited warranty as set forth on the Official Core Health & Fitness website. Such warranty will be buyer's sole and exclusive remedy for any breach of warranty. Core Health & Fitness disclaims all other warranties expressed or implied or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based on oral representations. This warranty extends only to the original end user customer and is not transferable. This warranty does not cover defects caused by negligence, improper maintenance, improper storage, misuse, installation not in accordance with Core Health & Fitness' printed instructions, abuse, normal wear and tear, contact with liquids, application other than intended use; or installation of unapproved third party products. Core Health & Fitness' sole liability under this or any other warranty expressed or implied is limited to repair or replacement or refund as determined solely by Core Health & Fitness. Repair, replacement or refund as determined solely by Core Health & Fitness will be the sole and exclusive remedy for breach of warranty or any other legal theory including theories of the recovery of consequential or incidental damages. Some states do not allow the exclusion or limitation of consequential damages, so the above limitation may not apply. Warranty returnable items are required to be returned to Core Health & Fitness within 21 days of the parts arriving or service completion. Any items not returned within 21 days may be subject to a core charge.

UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
CARDIO WARRANTY				
STAR TRAC MIXX FREERUNNER™, STARMASTER 100	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and 5 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts.
STAR TRAC 4 SERIES TREADMILLS, STAR TRAC 4 SERIES TREADMILLS	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 1 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor, wear items** 1 year parts and labor.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE & STAR TRAC VERTICAL BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER 100, FREELINKER, JACOBS LADDER JLT, JLT & STARWAY GTL	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER JACOBS LADDER 2	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. LCD Other Cardio 3/3/0	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STAR TRAC 4 SERIES TREADMILL	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE, & 4G	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 2 year labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 5-TIC	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor. Wear Items** 1 year parts and labor.
STAR TRAC 5-TIX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts, all other components warranted for 2 years parts. Wear Items** 1 year parts.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE & RECURRENT BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.

*Wear items include treadmill belts and decks. Contact your Core Health & Fitness sales representative for full commercial, light commercial and consumer warranty detail. Additional restrictions may apply. See your sales representative for detailed warranty information. Warranty is subject to change. warranties vary by different countries. Warranty period begins on the date that product is installed, determined by registration with Commercial. Registration is required, and registration effective date can be no later than 1 year after initial ship date from Core. Updated 3/2025

PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 03/30/2026
EST#03302026-F3-C
Terms: Check

Description	Qty	MSRP	Sale Price
6 Series Treadmill W/ 16" Touch Screen	1	\$ 12,099.00	\$ 8,899.00
6 Series Treadmill w/ 16" Touch Screen	1	\$ 12,099.00	\$ 8,899.00
6 Series Treadmill w/ 16" Touch Screen	1	\$ 12,099.00	\$ 8,899.00
		Subtotal	\$ 26,697.00
		Installation	\$ 1,915.79
		Freight	\$ 1,303.91
		Tax	Exempt
		Total	\$ 29,916.70

Notes: This order can ship as soon as payment is received. After this ships we can coordinate an installation date, please have the fitness center closed for the entire day of installation.

AFTER PAYMENT IS MADE, AS LONG AS ALL MACHINES ARE IN STOCK. PLEASE ALLOW 2-3 WEEKS FOR DELIVERY.

Thank you!

Customer Signature: _____ Date: _____



Star Trac 6TR

DIMENSIONS	81x 32 x 60 in (206 x 81 x 152 cm)
RUNNING SURFACE	60 x 22 in (152 x 55 cm)
INCLINE RANGE	0-15% max incline
SPEED RANGE	0.5 - 12.5 mph (0.5 - 20 kmh)
STEP-UP HEIGHT	7 in (17.8 cm)
PRODUCT WEIGHT	460 lb (208 kg)

FEATURES:

- Wireless phone charger
- Apple + Samsung watch tap to pair for data tracking
- Cup Holders

UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
HIIT WARRANTY				
HITMILL™, HITMILL X™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor, wear items** 1 year parts.
HIT BIKE™, HIT BIKE™, HIT ROVER™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
BOXMASTER®	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories, 6 months on upholstery. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on urethane parts, handles & accessories, 6 months on upholstery. 2 years labor.
STRENGTH WARRANTY				
HANTLES INSPIRATION STRONG™, ONE™, FIVE HUMANSPORT™, LEGION™, MONK STRONG™, INSTINCT™, PLATE LOADED, PLYO, PLYO ZONE, MESH STATIONS, BENCHES AND RACK	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 6 months on upholstery. 2 years labor.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Runner plates must be used. Lower pads must be rotated every six months on S&K Platform.
FUNCTIONAL RIGS, BAG RACKS, STORAGE RACKS	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 1 year on minor mechanical components - hardware, grips, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 3 year on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on attachments - shelving, pulk bar, targets, etc. 10 years on minor mechanical components - hardware, grips, etc. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pulk bar, targets, etc. 1 year on minor mechanical components - hardware, grips, etc. 1 year labor.
FREE WEIGHTS	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.	Limited 10 year warranty on Olympic bars not including bearings and circlips. Limited 5 year warranty on urethane plates, urethane dumbbells, urethane barbells. 1 year parts on chrome beauty bells and Olympic bar bearings and circlips.
FUNCTIONAL IMPACT TRAINING ACCESSORIES	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plyoboxes, FT Olympic bars, agility ladders, heavy bags. Limited 180 day warranty on Keilar accessories. Limited 90 day warranty against manufacturer defects on medicine balls, slam balls, sand bags, dummies, magnets, mats, rollers, handles, dice, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, New FT Belts.
GROUP CYCLING				
OROP CYCLE BIKES	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 1 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 3 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years parts and 3 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 2 years parts and 2 year labor. 10 year warranty on belts.

*Wear items include treadmill belts and decks. **Accessories include consoles, pedals, and custom add-ons. ***Light Commercial use is defined as not dues paying facilities with < 8 hours/day usage. Updated 3/2025

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UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dues and/or > 8 hours/day usage			Home setting, equipment used by home occupants only.	
CARDIO WARRANTY				
STAR TRAC MIXX FREERUNNER™, STARMASTER 100	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and 5 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and labor.
STAR TRAC 4 SERIES TREADMILLS, STAR TRAC 4 SERIES TRADIMILLS	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 1 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor, wear items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor, wear items** 1 year parts and labor.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE & STAR TRAC VERTICAL BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER 100, FREELINKER, JACOBS LADDER JLT, JLT & STARWAY GTL	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STARMASTER JACOBS LADDER 2	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. LCD Other Cardio 3/3/0	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts.
STAR TRAC 4 SERIES TREADMILL	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECURRENT BIKE, & 4G	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 2 year labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year wear items**.
STAR TRAC 5-TIC	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 year labor. Wear Items** 1 year parts and labor.
STAR TRAC 5-TIX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 year labor. Wear Items** 1 year parts and labor.	Not intended for commercial use.	Light Commercial** Only - Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts, all other components warranted for 2 years parts. Wear Items** 1 year parts.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE & RECURRENT BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 year labor.

**Wear items include treadmill belts and decks. Contact your Core Health & Fitness sales representative for full commercial, light commercial and consumer warranty detail. Additional restrictions may apply. See your sales representative for detailed warranty information. Warranty is subject to change. warranties vary by different countries. Warranty period begins on the date that product is installed, determined by registration with Commercial. Registration is required, and registration effective date can be no later than 1 year after initial ship date from Core. Updated 3/2025

Proposal #2680063

Faisal Sala

ssalih@inframark.com
 (656) 251-6063
 4205 Wild Senna Blvd
 Tampa, FL 33619



Proposal # 2680063
 Proposal Date 4/6/2026
 Proposal Amount \$11,964.30
 Job Address 4205 Wild Senna Blvd
 Tampa, FL 33619

Peach Painting

8263 Causeway Blvd. Suite C
 Tampa, FL 33619
Phone: (813) 966-3909

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Scope of Work Clubhouse Repaint Estimate	1.00	\$11,964.30	\$11,964.30	\$0.00	\$11,964.30

Project Address: 4205 Wild Senna Blvd, Tampa, FL

Scope: Trim Repaint + Minor Repairs + Wall Touch-Ups

Scope of Work

1. Trim, Doors, and Frames (Full Repaint – Gloss White)

- All doors, door frames, baseboards, and window frames
- Light sanding, cleaning, and surface prep
- Caulking gaps where needed
- Spot priming (stains/repairs)
- (2) coats ProClassic / Emerald Urethane Trim Enamel – Gloss White

2. Minor Repairs

- Nail holes, dings, minor drywall imperfections
- Spot patching + sanding smooth
- Spot prime prior to finish

3. Walls – Touch-Up Only (Limited Scope)

- Touch-ups in visible damaged areas only
- Important Note:

Due to unknown existing paint color and sheen, full blending cannot be guaranteed

- Recommend upgrade option for full repaint if needed

4. Cleanup

- Daily job site cleanup to maintain a safe and organized work environment
- Removal of all materials, debris, and coverings upon completion
- Final walkthrough to ensure quality and client satisfaction

5. Exclusions

- Full wall repainting (unless added as an approved upgrade)
- Major drywall or substrate repairs beyond minor patching
- Color matching beyond standard touch-up capability
- Replacement of damaged trim or materials
- Work outside of specified areas

6. Schedule

- Estimated project duration: 2-3 working days
- Work to be scheduled in coordination with facility operations to minimize disruption

7. Warranty

- 5 year Workmanship warranty covering application defects under normal conditions
- Does not include issues related to pre-existing conditions, substrate failure, or color matching limitations on touch-ups

Field Breakdown:

Game Room

- Approx ~700–750 SF floor area
- (13) windows
- (12) doors

Entrance & Hallway

- (8) frames / (6) doors
- Additional hallway: (12) doors + frames

Gym

- ~680 SF
- (7) windows
- (5) frames / (4) doors

Office Areas

- Office 1: small (~50 SF) + (5) doors
- Office 2: ~120 SF + (2) doors

Production Assumptions (Professional Standard)

- Total doors: ~39–42 doors
- Door frames: ~35–40 frames
- Windows (trim only): ~20
- Baseboard (estimated): 700-800 LF

Project Closeout & Acceptance

Peach Painting is committed to delivering a high-quality finished product that reflects professionalism, durability, and attention to detail. Upon completion of the work outlined above, a final walkthrough will be conducted with the client or designated representative to ensure all scope items have been completed to satisfaction.

Any punch list items identified during the walkthrough will be addressed promptly to bring the project to full completion.

Our goal is to provide a clean, consistent, and refreshed appearance throughout the clubhouse, with particular emphasis on the trim finishes to achieve a sharp, polished look.

We appreciate the opportunity to be considered for this project and look forward to partnering with you to successfully complete this scope of work.

Subtotal	\$11,964.30
Tax	\$0.00
Total	\$11,964.30

Proposal Summary

Line Item Total	\$11,964.30
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Proposal Total	\$11,964.30
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Terms and Conditions

Terms: We propose hereby to furnish material and labor - complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per PCA standard P1 section 5.2 & 5.3. Any alteration, deviation, or pre existing underlying damages (including wax/silicone previously applied to wood work) from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. We are not responsible for damaged or broken furniture, blinds, appliances, alarm sensors, or flooring. We can not guarantee an exact texture match on any patchwork. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney’s fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. An initial deposit shall be made prior to start of work, with the balance of agreed upon price being due upon completion of expected work. \$500 fee per day will be applied to invoice if house is not ready for our crew on the days scheduled. Peach Painting remains the right to cancel any

proposal and/or contract at any time. There must be one "wash" station available for our crew to wash equipment used on this project. By signing this proposal, you agree to allow Peach Painting to use before, during, & after photos/videos on Social Media and other platforms for Advertising purposes. We will do our best to exclude the home address of the property. If you do not agree with this, please speak with your Project Consultant to accommodate. If a permit needs to be pulled, the total permit cost +25% will be added to the final invoice. All Signed Agreements are subject to approval from Office Staff to ensure pricing and scope is correct before commencing work. If final payment is not made upon completion there will be accrued interest at a rate of 18% interest charge calculated daily until payment is satisfied. Client has a (3) day right to cancel without loss of deposit. Prices and availability are subject to change, as estimates are valid for 30 days. If Homeowner wants to move forward with our "Monthly Payment Options" it is solely up to the Homeowner to supply all information needed, and approval given, before the start date of the project. If Homeowner wants to move forward with our "Color Consultation" it is up to the Homeowner to make the final decision, as the Consultation is only a recommendation.

Sign And Date To Accept Proposal:

Customer Signature:

Date:



TAG'S PAINTING AND SERVICES, LLC
2206 TANGLEWOOD WAY
BRANDON, FL 33511 813-785-1596
EMAIL: TAGSPAINTING@GMAIL.COM

April 1st, 2026

Faisal Touchstone cdd(fsalih@inframark.com)
4205 Wildsenna Blvd
Tampa, FL 33619

Terms and Conditions:

1. **Scope:** This estimate is based on the initial walkthrough. Any additional work requested will be billed separately.

Includes: Interior office X2 touch up to include prep, cleaning surface, cover floor in areas being painted, protect all surfaces not being painted, touch up all walls and trim as needed. Interior gym touch up to include cleaning all surfaces to be painted, cover floor, protect all surfaces not being painted, touch up all areas as needed (Walls, trim, doors). Interior bathrooms same as above, interior main area same as above, Interior lounge/ gathering area same as above. Spot prime all areas on doors where stains bleeding through with Sherwin Williams Problock stain blocking primer. All colors to be matched with Sherwin Williams color match snap tool please note without exact color code from previous paint used, paint may not match exactly perfect.

2. **Payment:** A deposit of \$900.00 is required to begin work, with the remaining balance of \$1315.00 due upon completion for a total of \$2215.00.
3. **Project start date** to be determined, end date project length 2 days.
4. **Materials:** Price includes all standard materials (Sherwin Williams Duration Paint) unless otherwise specified.
5. **Approval:** Please sign and return this document to proceed with the scheduled work.

Client Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

By signing this agreement, I agree to abide by all conditions of this agreement.

Thank you,
Thomas
Tag's Painting LLC



65 East Industrial Ct.
 Villa Rica, GA 30180
 888.456.4011 TOLL FREE
 770.949.5776 OFFICE
 770.920.5925 FAX

www.HARRISONCONTRACTING.com

Interior Clubhouse Refresh

April 1, 2026

Inframark
 Faisal Salih
 4205 Wild Senna Blvd
 Tampa, FL 33619
 727-318-0794
 fsalih@inframark.com

RE: Refresh interior areas of clubhouse

Harrison Contracting Company proposes to provide all materials, labor, taxes, insurance and equipment to perform the work as listed below.

SCOPE of work to be completed:

Refresh areas of clubhouse as outlined below..... **\$4302.00**

- Lobby lower dark gray walls
- Lobby entrance door trim
- entrance clubhouse double door trim
- club room upper light gray walls
- club room closet door
- club room pool side and entrance side chipped window frames
- kitchen light gray walls
- kitchen closet door
- hallway walls and doors
- ladies restroom entrance walls
- ladies restroom closet and pool exit doors
- mens restroom closet and pool exit doors
- gym walls and closet door
- office walls and doors.

Excludes: All substrates not outlined in the scope.

Holes, dents, cracks will be caulked/patched prior to paint.

Payment to be as follows: Job completed and approved by owner. Net 30 days.



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This proposal and contract is valid for 60 days. A formal contract will be submitted after signing the proposal

Harrison Contracting Company

By: *Renee Cabrera*

Renee Cabrera, Business Development Manager

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Acceptance Date: _____

Print Name: _____

Title: _____

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Touchstone Community Development District
2 was held on Tuesday, March 10, 2026, at 8:04 a.m. at the Touchstone Clubhouse located at 4205
3 Wild Senna Boulevard, Tampa, FL 33619.

4

5 Present and constituting a quorum were:

6

7 Gregory Elliot	Vice Chairperson (via Teams)
8 Timothy Fisher	Assistant Secretary
9 Kelly Hanlon	Assistant Secretary
10 Corliss Ball	Assistant Secretary

11

12 Also present either in person or via electronic telecommunications were:

13

14 Alba Sanchez	District Manager
15 Michael Broadus	District Counsel
16 Christina Fowler	Field Manager (via Teams)
17 Faisal Salih	On-Site Manager

18

19

20 *This is not a certified or verbatim transcript but rather represents the context and*
21 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
22 *the District Office for any related costs for an audio copy.*

23

24

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

26 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.

27

28 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

29

30

On MOTION by Mr. Fisher seconded by Ms. Ball, with all in favor, 31 the March 10, 2026 agenda was approved as presented.

32

33 **THIRD ORDER OF BUSINESS** **Audience Comments**

34 None.

35

36 **FOURTH ORDER OF BUSINESS** **Staff Reports**

37 **A. District Accountant**

38 None.

39

40

41

42 **B. Field Inspection Report**
 43 Ms. Fowler discussed the Field Inspection Report and shared concerns regarding the
 44 current landscape and pond conditions.

45 **C. Steadfast Waterway Inspection Report**
 46 Steadfast Waterway Inspection Report was presented.

47
 48 **D. Landscape Report**
 49 i. **Consideration of Steadfast Alliance Estimate SCA3178 – Amenity Center**
 50 **Entry and Parking Plant Replacements (Tabled Item)**
 51 ii. **Consideration of Steadfast Alliance Estimate – Amenity Center New**
 52 **Landscape Design Phase 1 (Tabled Item)**
 53 iii. **Consideration of Steadfast Alliance Estimate – Amenity Center New**
 54 **Landscape Design Phase 2 (Tabled Item)**
 55 iv. **Consideration of Steadfast Alliance Estimate – Amenity Center New**
 56 **Landscape Design Phase 3 (tabled Item)**
 57 The Board requested to remove the above Steadfast Alliance estimates from the agenda.

58
 59 v. **Consideration of Steadfast Alliance Estimate SCA3179**
 60 The Board decided not to move forward with Steadfast Alliance estimate SCA3179 in
 61 the amount of \$32,170 at this time. The cold weather is still a possibility, and planting
 62 should not occur right now.

63
 64 vi. **Consideration of Steadfast Alliance Estimate SCA3325**

66 On MOTION by Mr. Hanlon seconded by Mr. Fisher, with all in 67 favor, Steadfast Alliance Estimate SCA3325 in the amount of 68 \$1,200 for trash pickup around the entire community as it pertains 69 to CDD property was approved. 70
--

71 **E. District Engineer**
 72 There were no updates.
 73

74 **F. District Counsel**

76 On MOTION by Mr. Fisher, seconded by Mr. Hanlon, with all in 77 favor, the Chair was authorized to make a decision regarding 78 payment to Folio or dispute the charges as presented for unpaid 79 payroll invoices. 80
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81
 82 **G. On-site Manager Report**
 83 The On-Site Manager Report was presented.

84 **i. Consideration of Complete I.T. Camera Proposal**

85

86 On MOTION by Mr. Elliot seconded by Mr. Hanlon, with all in
87 favor, Complete I.T. proposal in the amount of \$18,730 was
88 approved, and the attorney was authorized to prepare a Service
89 Agreement along with an Affidavit for Anti-Human Trafficking.

90

91 On MOTION by Mr. Elliot seconded by Mr. Hanlon, with all in
92 favor, Complete I.T. proposal for a new Tower/PC and two monitors
93 in an amount not to exceed \$1,500 was approved.

94

95 **ii. Discussion of SOLitude Lake Management Proposal for Pond Services**
96 **Maintenance**

97 **iii. Advanced Aquatic Proposal for Management of Stormwater Ponds**

98 **iv. TIGRIS Aquatics Services LLC Quote #33459 – Pond Services**

99

100 All the above three vendors provided their presentations, and the proposals were tabled
101 to the next meeting.

102

103 **H. District Manager**

104 **i. General Election 2026 Fact Sheet**

105 Ms. Sanchez reviewed the General Election 2026 Fact Sheet.

106

107 **FIFTH ORDER OF BUSINESS Business Items**

108 **A. Consideration of Revisions for the Recreational Center Facilities Policy (Tabled Item)**

109 There was an informal vote to table agenda item 5A until the Chair attends in person. An
110 informal vote was taken regarding the gym hours, and it was two in favor and two not in
111 favor.

112 There was discussion about moving to a 24/7 hours for the gym only. Additionally, there
113 was discussion regarding adding 30 minutes to pool hours from sunrise to sunset.

114

115 **B. Consideration of Termi-Nate Pest Management Estimate #5472 (Tabled Item)**

116 This item was tabled to the next meeting.

117

118 **SIXTH ORDER OF BUSINESS Business Administration**

119 **A. Consideration of Minutes from the Meeting held on February 10, 2026**

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121 On MOTION by Mr. Hanlon, seconded by Ms. Ball, with all in
122 favor, the Minutes of the Meeting held on February 10, 2026 were
123 approved as presented.

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SEVENTH ORDER OF BUSINESS
None.

Supervisors' Requests

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EIGHTH ORDER OF BUSINESS
There were no audience comments.

Audience Comments

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NINTH ORDER OF BUSINESS
There being no further business,

Adjournment

On MOTION by Mr. Fisher, seconded by Mr. Hanlon, with all in favor, the meeting adjourned at 9:58 a.m.

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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