



Touchstone Community Development District

May 12, 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
Cari Webster, District Counsel
Todd Amaden, District Engineer
Bill Conrad, Steadfast Alliance
Christy Fowler, Inframark Field Inspection Coordinator
Kareen Baker, District Admin
Sandra MacGregor, District Accountant
Vacant, Onsite Manager

Regular Meeting Agenda

Tuesday, May 12, 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
 - B. Field Inspection Report..... Page 3
 - C. Steadfast Waterway Inspection Report..... Page 13
 - D. Landscape
 - E. District Engineer
 - F. District Counsel
 - i. Announcement of New District Counsel
 - ii. Reminder of Form 1 Submission Page 21
 - G. Onsite Manager
 - H. District Manager
 - i. Information on the Number of Registered Voters – 1,626 Page 30
5. Business Items
 - A. Presentation of Fiscal Year 2027 Proposed Budget Page 31
 - i. Consideration of Resolution 2026-03, Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing Page 54
6. Business Administration
 - A. Consideration of Minutes from the Meeting held on April 14, 2026 Page 55
7. Supervisor Requests
8. Audience Comments – *Three- (3) Minute Time Limit*
9. Adjournment

The next meeting is scheduled for Tuesday, June 9, 2026, at 8:00 a.m.

District Office:

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

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619



Touchstone CDD April 2026

Thursday, 23 April 2026

Prepared For Board Of Supervisors

15 Issues Identified

15 Issues Incomplete



Item 1

Assigned To: Steadfast

Wild Senna Blvd – TECO Easement

Observations:

Stub out line is exposed and sticking up out of the ground within the TECO easement area.

Recommendation:

Bury line and add a ball valve in utility box for proper control and maintenance access to be available when needed. - Would the board like a proposal.



Item 2

Assigned To: Steadfast

S 78th St – South of Camden Field Pkwy

Observations:

Viburnum shrubs are showing signs of stress.

Recommendations:

Inspect irrigation coverage and system performance to ensure adequate watering.

Evaluate for possible insect activity or disease and treat as needed.

Monitor plant health and adjust maintenance practices to support recovery.

Item 3

Due By: Friday, 24 April 2026

Assigned To: Board

Spring Snowflake Ave – Cul-de-Sac at Pond 8

Observations:

Fence panels were down at the time of inspection.

Recommendations:

Fence panels were reinstalled during inspection with assistance from Steadfast.
Install an access gate connected to the community fob system to provide controlled and authorized entry.



Item 4

Assigned To: Steadfast

Leaning tree at mailbox kiosk - Steadfast take a look to see if we can straighten it.

Item 5

Assigned To: Steadfast/ Onsite

Camden Field Pkwy & S 70th St

Observations:

Construction signage remains on site, likely left by TECO Utilities or County work crews.
Palm fronds present and not removed during service.

Recommendations:

Remove and properly dispose of all abandoned construction signage.
If signage belongs to TECO or the County, notify the responsible party for pickup if required.
Ensure all palm fronds are collected and removed during routine maintenance service.



Item 6

Assigned To: Steadfast/ Inframark Maintenance

Camden Field Pkwy & S 70th St – Corner / Monument Area

Observations:

One variegated Arboricola is declining.

Trash present in the area during service.

Household garbage has been dumped near the monument

Recommendations:

Replace one (1) declining variegated Arboricola once the rainy season has begun to support successful establishment.

Collect and properly dispose of all trash during routine service visits.

Remove and dispose of dumped household garbage near the monument promptly. -

Submitted to Inframark Maintenance for removal.



Item 7

Assigned To: Steadfast Aquatics

Pond 4 – North End

Observations:

Trash present along the north end of the pond.
Algae observed in the same area.

Recommendations:

Remove all trash and debris from the pond and surrounding shoreline.

Treat pond for algae to improve water quality and appearance.
Continue monitoring to ensure conditions do not worsen and treatments remain effective.

Item 8

Assigned To: Steadfast

Amenity Center – Rear Area

Observations:

Flax lilies require cleanup and removal of dead/damaged material.
Copperleaf frost damage requires pruning.
Ixora also requires cutback.

Recommendations:

Clean up flax lilies by removing dead foliage and debris to improve appearance.
Cut back frost-damaged Copperleaf to promote recovery and maintain plant structure.
Prune Ixora to remove damaged growth and encourage new healthy growth.
Continue monitoring all plant material for recovery following seasonal damage.



Item 9

Assigned To: Steadfast/ Field Manager

Cactus Dahlia Ave Area

Observations:

Broken sidewalk section present near Cactus Dahlia Ave, creating a potential trip hazard.
Wood/debris present in the tree ring area requiring removal.

Recommendations:

Repair broken sidewalk to eliminate safety hazard and restore proper walking surface. - A ticket has been submitted to Hillsborough.
Remove and properly dispose of wood/debris to maintain cleanliness and site safety.
Monitor surrounding sidewalk sections for additional settlement or damage.



Item 10

Assigned To: Onsite
Clubhouse Entrance

Observations:

Stucco damage present on the left column at the entrance.

Recommendations:

Inspect the damaged stucco and complete necessary repairs to restore appearance and prevent further deterioration.- Would the board like proposals to repair?

Item 11

Assigned To: Onsite

Amenity Center – Pool Deck / Restroom Entry

Observations:

Entry area from the pool deck to the restroom doors shows buildup and requires cleaning.

Pavers in this area need cleaning.

Grout inside the ladies room is discolored and requires deep cleaning.

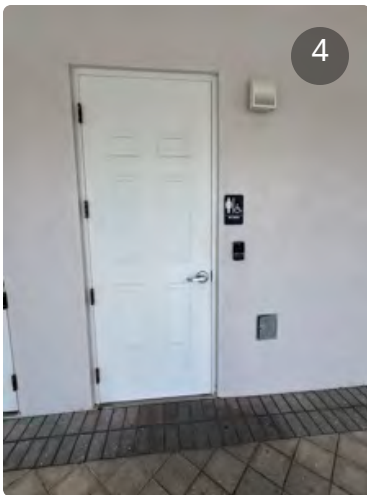
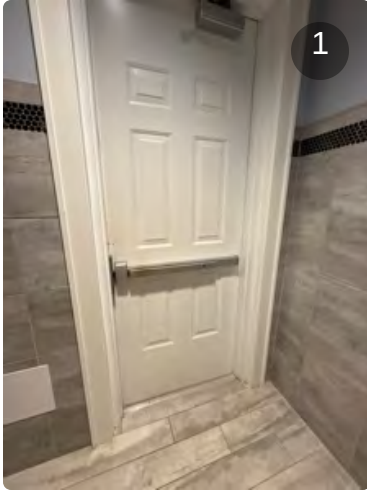
Recommendations:

Clean entry area and pavers at the restroom doors to remove buildup and improve

appearance.

Steam clean grout inside the ladies room and apply sealant to protect and maintain cleanliness.

Verify proper cleaning methods based on surface materials to avoid damage. - Would the board like a proposal for deep cleaning?



Item 12

Assigned To: Onsite

Amenity Center – Men’s Room Entry

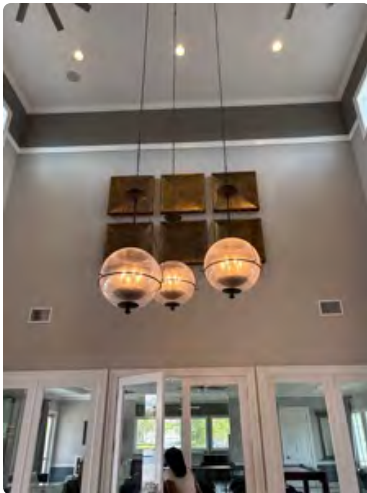
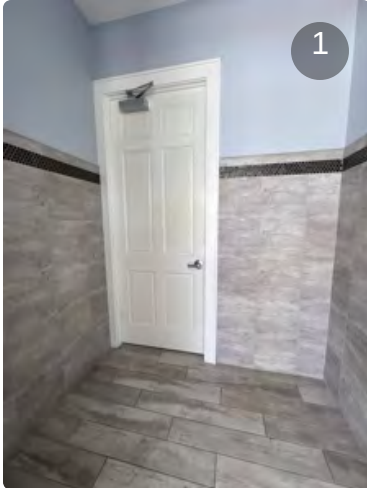
Observations:

Entry doors have visible buildup and show signs of wear.

Recommendations:

Clean doors to remove buildup and restore appearance.

Evaluate door surfaces after cleaning; repaint if staining or wear cannot be corrected through cleaning alone.



Item 13

Assigned To: Onsite
Amenity Center – Foyer

Observations:

Light fixtures have visible dust buildup.

Recommendations:

Clean and dust all fixtures to restore proper appearance.

Item 14

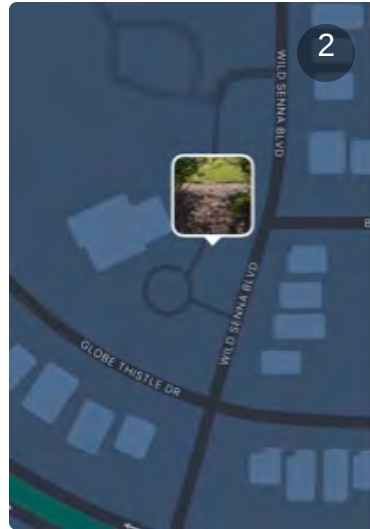
Assigned To: Steadfast
Amenity Center – Parking Area

Observations:

Broken drip irrigation line observed in the parking area.

Recommendations:

Repair the broken drip line to restore proper irrigation function.



Item 15

Assigned To: Steadfast

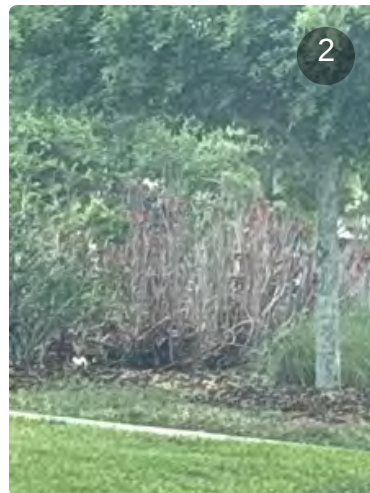
Wild Senna Blvd – Landscape Islands (North End)

Observations:

Copperleaf within landscape islands requires cutback due to seasonal damage.

Recommendations:

Cut back Copperleaf throughout the north end of Wild Senna to encourage healthy regrowth and improve overall appearance.





Touchstone CDD Aquatics Report

Inspection Date:

5/4/2026 1:36 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae or grasses observed during the time of this inspection. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Good condition overall here. No algae observed but there are still some remaining floating weeds growing along parts of the shoreline. These do appear to be decaying from previous treatment. Technician will continue to target and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level lower than usual in this pond due to drought. No algae observed. Only thing to note is some grasses growing along the shoreline which will be addressed during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Planktonic	<input type="checkbox"/> Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of algae along parts of the shoreline of this pond. Was turning a dark color which is an indication that it is already beginning the process of decay from prior treatments. Very minor torpedograss and pennywort growth also observed along the shoreline. Technician will apply additional copper sulfate and herbicide treatments here to combat this growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	<input checked="" type="checkbox"/> Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor grass growth along the shoreline will be targeted during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor algae present along parts of the perimeter. We have cleared up a lot of the torpedograss but still some present that will be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Low water level here. Only thing to note was some small areas of filamentous algae along the water's edge. Technician will treat accordingly during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Overall, great condition. No algae observed. Minor grass growth along the exposed bank will be targeted.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses, some of which were decaying, were the main culprits in this pond. Specifically along the shoreline. No algae observed during the time of this inspection. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



Waterways are in a unique state right now. A historic drought combined with a hearty start to growing season are creating optimal conditions for vegetative and algal growth. Many invasive aquatic plants require very little water to thrive. Now that daily temperatures are holding in the 80's, any bit of rain is bringing rapid growth. While rain does help break up algae, we haven't received enough to make a difference yet. Many ponds are basically large, hot pools of standing water. With nothing to replenish them, full algae blooms can appear in under 72 hours and may not decay within the normal 7-10 days when treated. All technicians are running seasonal mixes for these conditions. The continued use of phosphorous abatement products in these mixes will slowly build potency in the ponds and help keep rapid algal growth under control.

Generally good conditions overall during today's inspection. Technicians have been using the drought to their advantage for the last month. Vegetative growth is still relatively slow so they can focus more time and materials on treating exposed areas such as beds and lower shorelines with pre-emergents. This should provide some relief in the summer when growth rates are at their peak.

Surprisingly, algal activity is also low. A few ponds had minor amounts present along the shorelines, but overall it could be a lot worse for the time of year that it is. Pre-emptive nutrient mitigation the last few months have likely helped in this regard. As always, our technicians will continue to monitor and treat any new growth that pops up immediately.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



TOUCHSTONE CDD

4205 Wild Senna Blvd, Tampa, FL 36619

Gate Code:



2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Touchstone CDD	1626

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services





Touchstone
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

April 28, 2026

CLEAR PARTNERSHIPS



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Touchstone

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/21/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$16,782.00	\$0.00	\$16,782.00	0%	\$0.00
Special Assmnts- Tax Collector	\$1,032,009.00	\$1,005,996.00	\$26,013.00	\$1,032,009.00	0%	\$1,097,882.71
Special Assmnts- Discounts	\$0.00		\$0.00	\$0.00	0%	-\$43,915.31
Other Miscellaneous Revenues	\$0.00	\$325.00	\$0.00	\$325.00	0%	\$0.00
Rental Income	\$0.00	\$3,295.00	\$0.00	\$3,295.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$2,152.00	\$0.00	\$2,152.00	0%	\$0.00
TOTAL REVENUES	\$1,032,009.00	\$1,028,550.00	\$26,013.00	\$1,054,563.00	2%	\$1,053,967.40

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$3,000.00	\$9,000.00	\$12,000.00	0%	\$12,000.00
Onsite Staff	\$130,000.00	\$129,676.00	\$131,825.33	\$261,501.33	101%	\$137,500.00
District Manager	\$46,350.00	\$27,038.00	\$27,486.14	\$54,524.14	18%	\$47,740.00
Accounting Services	\$9,270.00	\$5,408.00	\$3,862.00	\$9,270.00	0%	\$9,270.00
Website Administration	\$1,854.00	\$1,082.00	\$772.00	\$1,854.00	0%	\$1,854.00
District Engineer	\$5,000.00	\$1,863.00	\$3,137.00	\$5,000.00	0%	\$5,000.00
District Counsel	\$15,000.00	\$11,847.00	\$3,153.00	\$15,000.00	0%	\$15,000.00
ProfServ-Trustee Fees	\$15,785.00	\$14,012.00	\$1,773.00	\$15,785.00	0%	\$15,785.00
Auditing Services	\$7,800.00	\$8,400.00	\$0.00	\$8,400.00	8%	\$7,800.00
Postage, Phone, Faxes, Copies	\$3,000.00	\$106.00	\$2,894.00	\$3,000.00	0%	\$3,000.00
Legal Advertising	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Bank Fees	\$750.00	\$663.00	\$87.00	\$750.00	0%	\$750.00
Dues, Licenses, Subscriptions	\$450.00	\$277.00	\$173.00	\$450.00	0%	\$450.00
Office Supplies	\$200.00	\$0.00	\$200.00	\$200.00	0%	\$200.00
Website Compliance	\$1,500.00	\$1,654.00	\$0.00	\$1,654.00	10%	\$1,500.00
Disclosure Report	\$10,000.00	\$5,833.00	\$4,167.00	\$10,000.00	0%	\$10,000.00
Miscellaneous Expenses	\$500.00	\$459.00	\$41.00	\$500.00	0%	\$500.00
Email Hosting Vendor	\$618.00	\$102.00	\$516.00	\$618.00	0%	\$618.00
Payroll Taxes	\$27,500.00	\$20.00	\$27,480.00	\$27,500.00	0%	\$11,436.75
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$21,957.65
insurance - General Liability	\$3,750.00	\$3,750.00	\$0.00	\$3,750.00	0%	\$3,750.00
Public Officials Insurance	\$3,067.00	\$3,067.00	\$0.00	\$3,067.00	0%	\$3,067.00
Insurance -Property & Casualty	\$35,489.00	\$28,010.00	\$7,479.00	\$35,489.00	0%	\$35,489.00
Payroll Serices	\$0.00	\$818.00	\$0.00	\$818.00	0%	\$0.00
Total Financial and Administrative	\$332,383.00	\$247,085.00	\$226,545.47	\$473,630.47	42%	\$347,167.40

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/21/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Utility Services						
Utility - Electric	\$140,000.00	\$77,756.00	\$62,244.00	\$140,000.00	0%	\$140,000.00
Utility - Water	\$15,000.00	\$2,729.00	\$12,271.00	\$15,000.00	0%	\$15,000.00
Water-Pool Refill	\$0.00	\$12,171.00	\$0.00	\$12,171.00	0%	\$0.00
Total Utility Services	\$155,000.00	\$92,656.00	\$74,515.00	\$167,171.00	8%	\$155,000.00
Amenity						
Janitorial Services & Supplies	\$25,000.00	\$7,142.00	\$7,260.38	\$14,402.38	-42%	\$26,500.00
Amenity Center Cleaning & Supplies	\$1,500.00		\$0.00	\$0.00	-100%	
R&M - Amenity Center	\$5,000.00	\$20,581.00	\$0.00	\$20,581.00	312%	\$5,000.00
Amenity Center Pest Control	\$6,000.00	\$240.00	\$5,760.00	\$6,000.00	0%	\$6,000.00
Utilities-Clubhouse	\$25,000.00	\$1,728.00	\$1,756.64	\$3,484.64	-86%	\$15,000.00
Contracts-Fire Control	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Contracts-HVAC	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-General	\$5,000.00	\$28,147.00	\$0.00	\$28,147.00	463%	\$5,000.00
R&M-Fitness Equipment	\$3,000.00	\$38,217.00	\$38,850.43	\$77,067.43	2469%	\$10,000.00
R&M-Gate	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Holiday Lighting & Decorations	\$5,000.00	\$5,600.00	\$0.00	\$5,600.00	12%	\$5,001.00
R&M-Pools	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,700.00
Amenities Furniture & Fixtures	\$5,000.00	\$10,146.00	\$10,314.17	\$20,460.17	309%	\$10,000.00
Security System Monitoring & Maint.	\$21,000.00	\$62,567.00	\$0.00	\$62,567.00	198%	\$21,000.00
Capital Reserve	\$47,426.00	\$14,299.00	\$33,127.00	\$47,426.00	0%	\$47,426.00
R&M-Lights	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Trash Services	\$7,200.00	\$250.00	\$254.14	\$504.14	-93%	\$483.00
Pool Maint Contract	\$30,000.00	\$13,638.00	\$13,864.04	\$27,502.04	-8%	\$38,400.00
Entrance Monument, Gates, Walls R&M	\$1,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Total Amenity	\$194,126.00	\$202,555.00	\$118,186.80	\$320,741.80	65%	\$212,510.00
Landscape and Pond Maintenance						
Landscape Maintenance	\$224,000.00	\$135,436.00	\$88,564.00	\$224,000.00	0%	\$224,000.00
Maintenance & Repairs	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Mulch & Tree Trimming	\$45,000.00	\$21,300.00	\$21,653.04	\$42,953.04	-5%	\$33,790.00
Plant Replacement Program	\$20,000.00	\$6,000.00	\$14,000.00	\$20,000.00	0%	\$20,000.00
Irrigation Maintenance	\$15,000.00	\$10,603.00	\$4,397.00	\$15,000.00	0%	\$15,000.00
Inspection Expense	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Waterway Management	\$12,000.00	\$6,186.00	\$5,814.00	\$12,000.00	0%	\$12,000.00
Wetland Maintenance	\$1,500.00	\$1,125.00	\$375.00	\$1,500.00	0%	\$1,500.00
R&M-Drainage	\$3,000.00	\$5,800.00	\$0.00	\$5,800.00	93%	\$3,000.00
Total Landscape and Pond Maintenance	\$350,500.00	\$186,450.00	\$164,803.04	\$351,253.04	0%	\$339,290.00
TOTAL EXPENDITURES	\$1,032,009.00	\$728,746.00	\$584,050.31	\$1,312,796.31	27%	\$1,053,967.40

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/21/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$299,804.00	-\$558,037.31	-\$258,233.31	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$299,804.00	-\$558,037.31	-\$258,233.31	0%	\$0.00
FUND BALANCE, BEGINNING	\$656,300.00	\$656,300.00	\$0.00	\$656,300.00	0%	\$398,066.69
FUND BALANCE, ENDING	\$656,300.00	\$956,104.00	-\$558,037.31	\$398,066.69	-39%	\$398,066.69

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$656,300.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$656,300.00
Estimated Funds Available - 9/30/2026	\$1,312,600.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$1,312,600.00
Less: First Quarter Operating Reserve	-\$263,491.85
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$1,049,108.15

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

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

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

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

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

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

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

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

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Sidewalk, Pavement, Signage R&M

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

Trail/Bike Path Maintenance

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

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

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

Touchstone

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/21/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$8,276.00	\$0.00	\$8,276.00	0%	\$0.00
Special Assmnts- Tax Collector	\$332,713.00	\$326,011.00	\$6,702.00	\$332,713.00	0%	\$355,961.96
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$14,238.48
TOTAL REVENUES	\$332,713.00	\$334,287.00	\$6,702.00	\$340,989.00	2%	\$341,723.48
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,119.24
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,119.24
<i>Debt Service</i>						
Principal Debt Retirement	\$115,000.00	\$0.00	\$115,000.00	\$115,000.00	0%	\$120,000.00
Interest Expense	\$217,713.00	\$108,738.00	\$108,975.00	\$217,713.00	0%	\$212,825.00
Total Debt Service	\$332,713.00	\$108,738.00	\$223,975.00	\$332,713.00	0%	\$332,825.00
TOTAL EXPENDITURES	\$332,713.00	\$108,738.00	\$223,975.00	\$332,713.00		\$339,944.24
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$225,549.00	-\$217,273.00	\$8,276.00	0%	\$1,779.24
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$225,549.00	-\$217,273.00	\$8,276.00	0%	\$1,779.24
FUND BALANCE, BEGINNING	\$396,857.00	\$396,857.00	\$0.00	\$396,857.00	0%	\$405,133.00
FUND BALANCE, ENDING	\$396,857.00	\$622,406.00	-\$217,273.00	\$405,133.00	2%	\$406,912.24

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	12/15/2024	12/15/2025	12/15/2026	12/15/2027
Series 2018 Bonds	\$4,775,000.00	\$4,665,000.00	\$4,550,000.00	\$4,430,000.00

Special Assessment Bonds, Series 2018

Period Ending	Bond Balance	Principal	Coupon	Interest	Total Debt Service
2/27/2018	\$5,370,000.00				
6/15/2018	\$5,370,000.00			\$73,211.25	\$73,211.25
12/15/2018	\$5,370,000.00			\$122,018.75	\$122,018.75
6/15/2019	\$5,280,000.00	\$90,000.00	3.500%	\$122,018.75	\$212,018.75
12/15/2019	\$5,280,000.00			\$120,443.75	\$120,443.75
6/15/2020	\$5,185,000.00	\$95,000.00	3.500%	\$120,443.75	\$215,443.75
12/15/2020	\$5,185,000.00			\$118,781.25	\$118,781.25
6/15/2021	\$5,090,000.00	\$95,000.00	3.500%	\$118,781.25	\$213,781.25
12/15/2021	\$5,090,000.00			\$117,118.75	\$117,118.75
6/15/2022	\$4,990,000.00	\$100,000.00	3.500%	\$117,118.75	\$217,118.75
12/15/2022	\$4,990,000.00			\$115,368.75	\$115,368.75
6/15/2023	\$4,885,000.00	\$105,000.00	3.500%	\$115,368.75	\$220,368.75
12/15/2023	\$4,885,000.00			\$113,531.25	\$113,531.25
6/15/2024	\$4,775,000.00	\$110,000.00	4.250%	\$113,531.25	\$223,531.25
12/15/2024	\$4,775,000.00			\$111,193.75	\$111,193.75
6/15/2025	\$4,665,000.00	\$110,000.00	4.250%	\$111,193.75	\$221,193.75
12/15/2025	\$4,665,000.00			\$108,856.25	\$108,856.25
6/15/2026	\$4,550,000.00	\$115,000.00	4.250%	\$108,856.25	\$223,856.25
12/15/2026	\$4,550,000.00			\$106,412.50	\$106,412.50
6/15/2027	\$4,430,000.00	\$120,000.00	4.250%	\$106,412.50	\$226,412.50
12/15/2027	\$4,430,000.00			\$103,862.50	\$103,862.50
6/15/2028	\$4,305,000.00	\$125,000.00	4.250%	\$103,862.50	\$228,862.50
12/15/2028	\$4,305,000.00			\$101,206.25	\$101,206.25
6/15/2029	\$4,170,000.00	\$135,000.00	4.625%	\$101,206.25	\$236,206.25
12/15/2029	\$4,170,000.00			\$98,084.38	\$98,084.38
6/15/2030	\$4,030,000.00	\$140,000.00	4.625%	\$98,084.38	\$238,084.38
12/15/2030	\$4,030,000.00			\$94,846.88	\$94,846.88
6/15/2031	\$3,885,000.00	\$145,000.00	4.625%	\$94,846.88	\$239,846.88
12/15/2031	\$3,885,000.00			\$91,493.75	\$91,493.75
6/15/2032	\$3,730,000.00	\$155,000.00	4.625%	\$91,493.75	\$246,493.75
12/15/2032	\$3,730,000.00			\$87,909.38	\$87,909.38
6/15/2033	\$3,570,000.00	\$160,000.00	4.625%	\$87,909.38	\$247,909.38
12/15/2033	\$3,570,000.00			\$84,209.38	\$84,209.38
6/15/2034	\$3,400,000.00	\$170,000.00	4.625%	\$84,209.38	\$254,209.38
12/15/2034	\$3,400,000.00			\$80,278.13	\$80,278.13
6/15/2035	\$3,225,000.00	\$175,000.00	4.625%	\$80,278.13	\$255,278.13
12/15/2035	\$3,225,000.00			\$76,231.25	\$76,231.25
6/15/2036	\$3,040,000.00	\$185,000.00	4.625%	\$76,231.25	\$261,231.25
12/15/2036	\$3,040,000.00			\$71,953.13	\$71,953.13
6/15/2037	\$2,845,000.00	\$195,000.00	4.625%	\$71,953.13	\$266,953.13
12/15/2037	\$2,845,000.00			\$67,443.75	\$67,443.75
6/15/2038	\$2,645,000.00	\$200,000.00	4.625%	\$67,443.75	\$267,443.75
12/15/2038	\$2,645,000.00			\$62,818.75	\$62,818.75
6/15/2039	\$2,435,000.00	\$210,000.00	4.750%	\$62,818.75	\$272,818.75
12/15/2039	\$2,435,000.00			\$57,831.25	\$57,831.25
6/15/2040	\$2,215,000.00	\$220,000.00	4.750%	\$57,831.25	\$277,831.25
12/15/2040	\$2,215,000.00			\$52,606.25	\$52,606.25
6/15/2041	\$1,980,000.00	\$235,000.00	4.750%	\$52,606.25	\$287,606.25
12/15/2041	\$1,980,000.00			\$47,025.00	\$47,025.00
6/15/2042	\$1,735,000.00	\$245,000.00	4.750%	\$47,025.00	\$292,025.00
12/15/2042	\$1,735,000.00			\$41,206.25	\$41,206.25
6/15/2043	\$1,480,000.00	\$255,000.00	4.750%	\$41,206.25	\$296,206.25
12/15/2043	\$1,480,000.00			\$35,150.00	\$35,150.00
6/15/2044	\$1,210,000.00	\$270,000.00	4.750%	\$35,150.00	\$305,150.00
12/15/2044	\$1,210,000.00			\$28,737.50	\$28,737.50
6/15/2045	\$930,000.00	\$280,000.00	4.750%	\$28,737.50	\$308,737.50
12/15/2045	\$930,000.00			\$22,087.50	\$22,087.50
6/15/2046	\$635,000.00	\$295,000.00	4.750%	\$22,087.50	\$317,087.50
12/15/2046	\$635,000.00			\$15,081.25	\$15,081.25
6/15/2047	\$325,000.00	\$310,000.00	4.750%	\$15,081.25	\$325,081.25
12/15/2047	\$325,000.00			\$7,718.75	\$7,718.75
6/15/2048		\$325,000.00	4.750%	\$7,718.75	\$332,718.75
		\$5,370,000.00		\$4,796,223.81	\$10,166,223.81

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/21/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$15,008.00	\$0.00	\$15,008.00	0%	\$0.00
Special Assmnts- Tax Collector	\$562,097.00	\$555,005.00	\$7,092.00	\$562,097.00	0%	\$605,524.85
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$24,220.99
TOTAL REVENUES	\$562,097.00	\$570,013.00	\$7,092.00	\$577,105.00	3%	\$581,303.86
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,110.50
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,110.50
<i>Debt Service</i>						
Principal Debt Retirement	\$215,000.00	\$215,000.00	\$0.00	\$215,000.00	0%	\$230,000.00
Interest Expense	\$347,097.00	\$175,228.00	\$171,869.00	\$347,097.00	0%	\$339,659.38
Total Debt Service	\$562,097.00	\$390,228.00	\$171,869.00	\$562,097.00	0%	\$569,659.38
TOTAL EXPENDITURES	\$562,097.00	\$390,228.00	\$171,869.00	\$562,097.00		\$581,769.88
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$179,785.00	-\$164,777.00	\$15,008.00	0%	-\$466.02
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$179,785.00	-\$164,777.00	\$15,008.00	0%	-\$466.02
FUND BALANCE, BEGINNING	\$655,221.00	\$655,221.00	\$0.00	\$655,221.00	0%	\$670,229.00
FUND BALANCE, ENDING	\$655,221.00	\$835,006.00	-\$164,777.00	\$670,229.00	2%	\$669,762.98

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	12/15/2024	12/15/2025	12/15/2026	12/15/2027
Series 2019 Bonds	\$9,025,000.00	\$8,815,000.00	\$8,600,000.00	\$8,375,000.00

Special Assessment Bonds, Series 2019 (2019 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
6/15/2020	\$9,800,000.00			\$195,913.72	\$195,913.72
12/15/2020	\$9,800,000.00	\$180,000.00	3.13%	\$190,618.75	\$370,618.75
6/15/2021	\$9,620,000.00			\$187,806.25	\$187,806.25
12/15/2021	\$9,620,000.00	\$190,000.00	3.13%	\$187,806.25	\$377,806.25
6/15/2022	\$9,430,000.00			\$184,837.50	\$184,837.50
12/15/2022	\$9,430,000.00	\$200,000.00	3.13%	\$184,837.50	\$384,837.50
6/15/2023	\$9,230,000.00			\$181,712.50	\$181,712.50
12/15/2023	\$9,230,000.00	\$205,000.00	3.13%	\$181,712.50	\$386,712.50
6/15/2024	\$9,025,000.00			\$178,509.38	\$178,509.38
12/15/2024	\$9,025,000.00	\$210,000.00	3.13%	\$178,509.38	\$388,509.38
6/15/2025	\$8,815,000.00			\$175,228.13	\$175,228.13
12/15/2025	\$8,815,000.00	\$215,000.00	3.13%	\$175,228.13	\$390,228.13
6/15/2026	\$8,600,000.00			\$171,868.75	\$171,868.75
12/15/2026	\$8,600,000.00	\$225,000.00	3.63%	\$171,868.75	\$396,868.75
6/15/2027	\$8,375,000.00			\$167,790.63	\$167,790.63
12/15/2027	\$8,375,000.00	\$230,000.00	3.63%	\$167,790.63	\$397,790.63
6/15/2028	\$8,145,000.00			\$163,621.88	\$163,621.88
12/15/2028	\$8,145,000.00	\$240,000.00	3.63%	\$163,621.88	\$403,621.88
6/15/2029	\$7,905,000.00			\$159,271.88	\$159,271.88
12/15/2029	\$7,905,000.00	\$250,000.00	3.63%	\$159,271.88	\$409,271.88
6/15/2030	\$7,655,000.00			\$154,740.63	\$154,740.63
12/15/2030	\$7,655,000.00	\$260,000.00	3.63%	\$154,740.63	\$414,740.63
6/15/2031	\$7,395,000.00			\$150,028.13	\$150,028.13
12/15/2031	\$7,395,000.00	\$265,000.00	3.63%	\$150,028.13	\$415,028.13
6/15/2032	\$7,130,000.00			\$145,225.00	\$145,225.00
12/15/2032	\$7,130,000.00	\$275,000.00	4.00%	\$145,225.00	\$420,225.00
6/15/2033	\$6,855,000.00			\$139,725.00	\$139,725.00
12/15/2033	\$6,855,000.00	\$290,000.00	4.00%	\$139,725.00	\$429,725.00
6/15/2034	\$6,565,000.00			\$133,925.00	\$133,925.00
12/15/2034	\$6,565,000.00	\$300,000.00	4.00%	\$133,925.00	\$433,925.00
6/15/2035	\$6,265,000.00			\$127,925.00	\$127,925.00
12/15/2035	\$6,265,000.00	\$310,000.00	4.00%	\$127,925.00	\$437,925.00
6/15/2036	\$5,955,000.00			\$121,725.00	\$121,725.00
12/15/2036	\$5,955,000.00	\$325,000.00	4.00%	\$121,725.00	\$446,725.00
6/15/2037	\$5,630,000.00			\$115,225.00	\$115,225.00
12/15/2037	\$5,630,000.00	\$335,000.00	4.00%	\$115,225.00	\$450,225.00
6/15/2038	\$5,295,000.00			\$108,525.00	\$108,525.00
12/15/2038	\$5,295,000.00	\$350,000.00	4.00%	\$108,525.00	\$458,525.00
6/15/2039	\$4,945,000.00			\$101,525.00	\$101,525.00
12/15/2039	\$4,945,000.00	\$365,000.00	4.00%	\$101,525.00	\$466,525.00
6/15/2040	\$4,580,000.00			\$94,225.00	\$94,225.00
12/15/2040	\$4,580,000.00	\$380,000.00	4.00%	\$94,225.00	\$474,225.00
6/15/2041	\$4,200,000.00			\$86,625.00	\$86,625.00
12/15/2041	\$4,200,000.00	\$395,000.00	4.13%	\$86,625.00	\$481,625.00
6/15/2042	\$3,805,000.00			\$78,478.13	\$78,478.13
12/15/2042	\$3,805,000.00	\$410,000.00	4.13%	\$78,478.13	\$488,478.13
6/15/2043	\$3,395,000.00			\$70,021.88	\$70,021.88
12/15/2043	\$3,395,000.00	\$425,000.00	4.13%	\$70,021.88	\$495,021.88
6/15/2044	\$2,970,000.00			\$61,256.25	\$61,256.25
12/15/2044	\$2,970,000.00	\$445,000.00	4.13%	\$61,256.25	\$506,256.25
6/15/2045	\$2,525,000.00			\$52,078.13	\$52,078.13
12/15/2045	\$2,525,000.00	\$465,000.00	4.13%	\$52,078.13	\$517,078.13
6/15/2046	\$2,060,000.00			\$42,487.50	\$42,487.50
12/15/2046	\$2,060,000.00	\$485,000.00	4.13%	\$42,487.50	\$527,487.50
6/15/2047	\$1,575,000.00			\$32,484.38	\$32,484.38
12/15/2047	\$1,575,000.00	\$505,000.00	4.13%	\$32,484.38	\$537,484.38
6/15/2048	\$1,070,000.00			\$22,068.75	\$22,068.75
12/15/2048	\$1,070,000.00	\$525,000.00	4.13%	\$22,068.75	\$547,068.75
6/15/2049	\$545,000.00			\$11,240.63	\$11,240.63
12/15/2049	\$545,000.00	\$545,000.00	4.13%	\$11,240.63	\$556,240.63
		<u>\$9,800,000.00</u>		<u>\$7,226,895.09</u>	<u>\$17,026,895.09</u>

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022 A-1 Bonds

Series 2022 A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/21/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,179.00	\$0.00	\$10,179.00	0%	\$0.00
Special Assmnts- Tax Collector	\$457,375.00	\$446,996.00	\$10,379.00	\$457,375.00	0%	\$551,163.36
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$22,046.53
TOTAL REVENUES	\$457,375.00	\$457,175.00	\$10,379.00	\$467,554.00	2%	\$529,116.83
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$11,023.27
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$11,023.27
<i>Debt Service</i>						
<i>Series 2022A-1</i>						
Principal Debt Retirement	\$105,000.00		\$105,000.00	\$105,000.00	0%	\$110,000.00
Interest Expense	\$352,375.00	\$177,369.00	\$175,006.00	\$352,375.00	0%	\$350,012.50
<i>Series 2022A-2</i>						
Principal Debt Retirement		\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Interest Expense			\$0.00	\$0.00	0%	\$42,812.50
Total Debt Service	\$457,375.00	\$177,369.00	\$280,006.00	\$457,375.00	0%	\$512,825.00
TOTAL EXPENDITURES	\$457,375.00	\$177,369.00	\$280,006.00	\$457,375.00		\$523,848.27
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$279,806.00	-\$269,627.00	\$10,179.00	0%	\$5,268.56
Net change in fund balance		\$279,806.00	-\$269,627.00	\$10,179.00	0%	\$5,268.56
FUND BALANCE, BEGINNING	\$523,207.00	\$523,207.00	\$0.00	\$523,207.00	0%	\$533,386.00
FUND BALANCE, ENDING	\$523,207.00	\$803,013.00	-\$269,627.00	\$533,386.00	2%	\$538,654.56

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022 A-1 Bonds	\$6,685,000.00	\$6,585,000.00	\$6,480,000.00	\$6,370,000.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022 A-2 Bonds	\$750,000.00	\$740,000.00	\$730,000.00	\$720,000.00

Special Assessment Bonds (Senior), Series 2022A-1

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$6,780,000.00			\$169,290.45	\$169,290.45
11/1/2023	\$6,780,000.00			\$182,468.75	\$182,468.75
5/1/2024	\$6,780,000.00	\$95,000.00	6.000%	\$182,468.75	\$277,468.75
11/1/2024	\$6,685,000.00			\$179,618.75	\$179,618.75
5/1/2025	\$6,685,000.00	\$100,000.00	4.500%	\$179,618.75	\$279,618.75
11/1/2025	\$6,585,000.00			\$177,368.75	\$177,368.75
5/1/2026	\$6,585,000.00	\$105,000.00	4.500%	\$177,368.75	\$282,368.75
11/1/2026	\$6,480,000.00			\$175,006.25	\$175,006.25
5/1/2027	\$6,480,000.00	\$110,000.00	4.500%	\$175,006.25	\$285,006.25
11/1/2027	\$6,370,000.00			\$172,531.25	\$172,531.25
5/1/2028	\$6,370,000.00	\$115,000.00	4.500%	\$172,531.25	\$287,531.25
11/1/2028	\$6,255,000.00			\$169,943.75	\$169,943.75
5/1/2029	\$6,255,000.00	\$120,000.00	4.500%	\$169,943.75	\$289,943.75
11/1/2029	\$6,135,000.00			\$167,243.75	\$167,243.75
5/1/2030	\$6,135,000.00	\$130,000.00	5.375%	\$167,243.75	\$297,243.75
11/1/2030	\$6,005,000.00			\$163,750.00	\$163,750.00
5/1/2031	\$6,005,000.00	\$135,000.00	5.375%	\$163,750.00	\$298,750.00
11/1/2031	\$5,870,000.00			\$160,121.88	\$160,121.88
5/1/2032	\$5,870,000.00	\$145,000.00	5.375%	\$160,121.88	\$305,121.88
11/1/2032	\$5,725,000.00			\$156,225.00	\$156,225.00
5/1/2033	\$5,725,000.00	\$150,000.00	5.375%	\$156,225.00	\$306,225.00
11/1/2033	\$5,575,000.00			\$152,193.75	\$152,193.75
5/1/2034	\$5,575,000.00	\$160,000.00	5.375%	\$152,193.75	\$312,193.75
11/1/2034	\$5,415,000.00			\$147,893.75	\$147,893.75
5/1/2035	\$5,415,000.00	\$170,000.00	5.375%	\$147,893.75	\$317,893.75
11/1/2035	\$5,245,000.00			\$143,325.00	\$143,325.00
5/1/2036	\$5,245,000.00	\$175,000.00	5.375%	\$143,325.00	\$318,325.00
11/1/2036	\$5,070,000.00			\$138,621.88	\$138,621.88
5/1/2037	\$5,070,000.00	\$185,000.00	5.375%	\$138,621.88	\$323,621.88
11/1/2037	\$4,885,000.00			\$133,650.00	\$133,650.00
5/1/2038	\$4,885,000.00	\$195,000.00	5.375%	\$133,650.00	\$328,650.00
11/1/2038	\$4,690,000.00			\$128,409.38	\$128,409.38
5/1/2039	\$4,690,000.00	\$210,000.00	5.375%	\$128,409.38	\$338,409.38
11/1/2039	\$4,480,000.00			\$122,765.63	\$122,765.63
5/1/2040	\$4,480,000.00	\$220,000.00	5.375%	\$122,765.63	\$342,765.63
11/1/2040	\$4,260,000.00			\$116,853.13	\$116,853.13
5/1/2041	\$4,260,000.00	\$230,000.00	5.375%	\$116,853.13	\$346,853.13
11/1/2041	\$4,030,000.00			\$110,671.88	\$110,671.88
5/1/2042	\$4,030,000.00	\$245,000.00	5.375%	\$110,671.88	\$355,671.88
11/1/2042	\$3,785,000.00			\$104,087.50	\$104,087.50
5/1/2043	\$3,785,000.00	\$260,000.00	5.500%	\$104,087.50	\$364,087.50
11/1/2043	\$3,525,000.00			\$96,937.50	\$96,937.50
5/1/2044	\$3,525,000.00	\$270,000.00	5.500%	\$96,937.50	\$366,937.50
11/1/2044	\$3,255,000.00			\$89,512.50	\$89,512.50
5/1/2045	\$3,255,000.00	\$285,000.00	5.500%	\$89,512.50	\$374,512.50
11/1/2045	\$2,970,000.00			\$81,675.00	\$81,675.00
5/1/2046	\$2,970,000.00	\$305,000.00	5.500%	\$81,675.00	\$386,675.00
11/1/2046	\$2,665,000.00			\$73,287.50	\$73,287.50
5/1/2047	\$2,665,000.00	\$320,000.00	5.500%	\$73,287.50	\$393,287.50
11/1/2047	\$2,345,000.00			\$64,487.50	\$64,487.50
5/1/2048	\$2,345,000.00	\$340,000.00	5.500%	\$64,487.50	\$404,487.50
11/1/2048	\$2,005,000.00			\$55,137.50	\$55,137.50
5/1/2049	\$2,005,000.00	\$360,000.00	5.500%	\$55,137.50	\$415,137.50
11/1/2049	\$1,645,000.00			\$45,237.50	\$45,237.50
5/1/2050	\$1,645,000.00	\$380,000.00	5.500%	\$45,237.50	\$425,237.50
11/1/2050	\$1,265,000.00			\$34,787.50	\$34,787.50
5/1/2051	\$1,265,000.00	\$400,000.00	5.500%	\$34,787.50	\$434,787.50
11/1/2051	\$865,000.00			\$23,787.50	\$23,787.50
5/1/2052	\$865,000.00	\$420,000.00	5.500%	\$23,787.50	\$443,787.50
11/1/2052	\$445,000.00			\$12,237.50	\$12,237.50
5/1/2053	\$445,000.00	\$445,000.00	5.500%	\$12,237.50	\$457,237.50
		\$6,780,000.00		\$7,328,965.51	\$14,108,965.51

Special Assessment Bonds (Subordinate), Series 2022A-2

Period Ending	Oustanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$760,000.00			\$20,556.08	\$20,556.08
11/1/2023	\$760,000.00			\$22,156.25	\$22,156.25
5/1/2024	\$760,000.00	\$10,000.00	5.000%	\$22,156.25	\$32,156.25
11/1/2024	\$750,000.00			\$21,906.25	\$21,906.25
5/1/2025	\$750,000.00	\$10,000.00	5.000%	\$21,906.25	\$31,906.25
11/1/2025	\$740,000.00			\$21,656.25	\$21,656.25
5/1/2026	\$740,000.00	\$10,000.00	5.000%	\$21,656.25	\$31,656.25
11/1/2026	\$730,000.00			\$21,406.25	\$21,406.25
5/1/2027	\$730,000.00	\$10,000.00	5.000%	\$21,406.25	\$31,406.25
11/1/2027	\$720,000.00			\$21,156.25	\$21,156.25
5/1/2028	\$720,000.00	\$10,000.00	5.000%	\$21,156.25	\$31,156.25
11/1/2028	\$710,000.00			\$20,906.25	\$20,906.25
5/1/2029	\$710,000.00	\$15,000.00	5.000%	\$20,906.25	\$35,906.25
11/1/2029	\$695,000.00			\$20,531.25	\$20,531.25
5/1/2030	\$695,000.00	\$15,000.00	5.750%	\$20,531.25	\$35,531.25
11/1/2030	\$680,000.00			\$20,100.00	\$20,100.00
5/1/2031	\$680,000.00	\$15,000.00	5.750%	\$20,100.00	\$35,100.00
11/1/2031	\$665,000.00			\$19,668.75	\$19,668.75
5/1/2032	\$665,000.00	\$15,000.00	5.750%	\$19,668.75	\$34,668.75
11/1/2032	\$650,000.00			\$19,237.50	\$19,237.50
5/1/2033	\$650,000.00	\$15,000.00	5.750%	\$19,237.50	\$34,237.50
11/1/2033	\$635,000.00			\$18,806.25	\$18,806.25
5/1/2034	\$635,000.00	\$15,000.00	5.750%	\$18,806.25	\$33,806.25
11/1/2034	\$620,000.00			\$18,375.00	\$18,375.00
5/1/2035	\$620,000.00	\$20,000.00	5.750%	\$18,375.00	\$38,375.00
11/1/2035	\$600,000.00			\$17,800.00	\$17,800.00
5/1/2036	\$600,000.00	\$20,000.00	5.750%	\$17,800.00	\$37,800.00
11/1/2036	\$580,000.00			\$17,225.00	\$17,225.00
5/1/2037	\$580,000.00	\$20,000.00	5.750%	\$17,225.00	\$37,225.00
11/1/2037	\$560,000.00			\$16,650.00	\$16,650.00
5/1/2038	\$560,000.00	\$20,000.00	5.750%	\$16,650.00	\$36,650.00
11/1/2038	\$540,000.00			\$16,075.00	\$16,075.00
5/1/2039	\$540,000.00	\$25,000.00	5.750%	\$16,075.00	\$41,075.00
11/1/2039	\$515,000.00			\$15,356.25	\$15,356.25
5/1/2040	\$515,000.00	\$25,000.00	5.750%	\$15,356.25	\$40,356.25
11/1/2040	\$490,000.00			\$14,637.50	\$14,637.50
5/1/2041	\$490,000.00	\$25,000.00	5.750%	\$14,637.50	\$39,637.50
11/1/2041	\$465,000.00			\$13,918.75	\$13,918.75
5/1/2042	\$465,000.00	\$25,000.00	5.750%	\$13,918.75	\$38,918.75
11/1/2042	\$440,000.00			\$13,200.00	\$13,200.00
5/1/2043	\$440,000.00	\$30,000.00	6.000%	\$13,200.00	\$43,200.00
11/1/2043	\$410,000.00			\$12,300.00	\$12,300.00
5/1/2044	\$410,000.00	\$30,000.00	6.000%	\$12,300.00	\$42,300.00
11/1/2044	\$380,000.00			\$11,400.00	\$11,400.00
5/1/2045	\$380,000.00	\$35,000.00	6.000%	\$11,400.00	\$46,400.00
11/1/2045	\$345,000.00			\$10,350.00	\$10,350.00
5/1/2046	\$345,000.00	\$35,000.00	6.000%	\$10,350.00	\$45,350.00
11/1/2046	\$310,000.00			\$9,300.00	\$9,300.00
5/1/2047	\$310,000.00	\$35,000.00	6.000%	\$9,300.00	\$44,300.00
11/1/2047	\$275,000.00			\$8,250.00	\$8,250.00
5/1/2048	\$275,000.00	\$40,000.00	6.000%	\$8,250.00	\$48,250.00
11/1/2048	\$235,000.00			\$7,050.00	\$7,050.00
5/1/2049	\$235,000.00	\$40,000.00	6.000%	\$7,050.00	\$47,050.00
11/1/2049	\$195,000.00			\$5,850.00	\$5,850.00
5/1/2050	\$195,000.00	\$45,000.00	6.000%	\$5,850.00	\$50,850.00
11/1/2050	\$150,000.00			\$4,500.00	\$4,500.00
5/1/2051	\$150,000.00	\$45,000.00	6.000%	\$4,500.00	\$49,500.00
11/1/2051	\$105,000.00			\$3,150.00	\$3,150.00
5/1/2052	\$105,000.00	\$50,000.00	6.000%	\$3,150.00	\$53,150.00
11/1/2052	\$55,000.00			\$1,650.00	\$1,650.00
5/1/2053	\$55,000.00	\$55,000.00	6.000%	\$1,650.00	\$56,650.00
		<u>\$760,000.00</u>		<u>\$909,693.58</u>	<u>\$1,669,693.58</u>

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Touchstone

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One													
Product	Units	O&M Assessment			Debt Service Series 2018			Debt Service Series 2022			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Townhome	162	\$534.82	\$534.82	\$0.00	\$468.34	\$468.34	\$0.00	\$533.04	\$533.04	\$0.00	\$1,536.20	\$1,536.20	\$0.00
SF 35'	93	\$1,039.91	\$1,039.91	\$0.00	\$910.65	\$910.65	\$0.00	\$533.04	\$533.04	\$0.00	\$2,483.60	\$2,483.60	\$0.00
SF 40'	124	\$1,188.47	\$1,188.47	\$0.00	\$1,040.75	\$1,040.75	\$0.00	\$533.04	\$533.04	\$0.00	\$2,762.26	\$2,762.26	\$0.00
SF 50'	51	\$1,485.59	\$1,485.59	\$0.00	\$1,300.93	\$1,300.93	\$0.00	\$533.04	\$533.04	\$0.00	\$3,319.56	\$3,319.56	\$0.00
	430												

Assessment Area Two													
Product	Units	O&M Assessment			Debt Service Series 2019			Debt Service Series 2022			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Townhome	50	\$534.82	\$534.82	\$0.00	\$468.39	\$468.39	\$0.00	\$533.04	\$533.04	\$0.00	\$1,536.25	\$1,536.25	\$0.00
SF 35'	208	\$1,039.91	\$1,039.91	\$0.00	\$910.76	\$910.76	\$0.00	\$533.04	\$533.04	\$0.00	\$2,483.71	\$2,483.71	\$0.00
SF 40'	221	\$1,188.47	\$1,188.47	\$0.00	\$1,040.87	\$1,040.87	\$0.00	\$533.04	\$533.04	\$0.00	\$2,762.38	\$2,762.38	\$0.00
SF 50'	125	\$1,485.59	\$1,485.59	\$0.00	\$1,301.08	\$1,301.08	\$0.00	\$533.04	\$533.04	\$0.00	\$3,319.71	\$3,319.71	\$0.00
	604												

Total Units 1034

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Touchstone Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 11, 2026, at 8:00 a.m. at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, Florida 33619.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attested By:

**Touchstone
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Touchstone Community Development
2 District was held on Tuesday, April 14, 2026, at 8:00 a.m. at the Touchstone Clubhouse located at
3 4205 Wild Senna Boulevard, Tampa, FL 33619.

4
5 Present and constituting a quorum were:

6		
7	Gregory Elliot	Vice Chairperson
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
17	Sandra MacGregor	District Accountant (via Teams)
18	Faisal Salih	On-Site Manager
19	Jason Combee	Steadfast (via Teams)

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

25
26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

29
30 **SECOND ORDER OF BUSINESS**

Motion to Approve the Agenda

31
32

On MOTION by Mr. Elliot, seconded by Mr. Fisher, with all in 33 favor, the April 14, 2026, agenda was approved as presented.

34
35 **THIRD ORDER OF BUSINESS**

Audience Comments

36 None.

37
38 **FOURTH ORDER OF BUSINESS**

Staff Reports

39 A. **District Accountant**

40 Ms. MacGregor provided a high-level overview of the financial status of the District.
41 She will coordinate with the Chairman to review the projected Fiscal Year 2027 Budget
42 before it is presented to the Board.

43 **i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report**

44

45 On MOTION by Mr. Hanlon seconded by Mr. Fisher, with all in
46 favor, Grau & Associates Fiscal Year 2025 Audit Report was
47 accepted.

48

49 **B. Field Inspection Report**

50 Ms. Fowler provided a high-level overview of the District’s common areas. She noted
51 numerous concerns related to weeds, aquatic conditions, and overall landscaping
52 conditions.

53

54 **C. Landscape Report**

55 **i. Steadfast Mainline Irrigation Investigation Estimate #SCA3726**

56

57

58 On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in
59 favor, Steadfast Estimate #SCA3726 for mainline irrigation
60 investigation in the amount of \$4,500 was approved.

61

62 **ii. Ballenger Landcare Irrigation Mainline Breaks Proposal #987**

63 The Board did not move forward with the proposal from Ballenger Landcare.

64

65 The Steadfast Aquatics report was presented.

66

67 **D. District Engineer**

68 There were no updates.

69

70 **E. District Counsel**

71 There were no updates.

72

73 **F. On-site Manager Report**

74 The On-Site Manager Report was presented.

75

76

77

- 78 i. **Discussion of SOLitude Lake Management Proposal for Pond Services**
- 79 **Maintenance (Tabled)**
- 80 ii. **Advanced Aquatic Proposal for Management of Stormwater Ponds**
- 81 **(Tabled)**
- 82 iii. **TIGRIS Aquatics Services LLC Quote #33459 – Pond Services (Tabled)**
- 83 iv. **Steadfast Aquatic Proposal for Pond Maintenance**
- 84 The Board discussed the pond maintenance proposals presented for review.
- 85

86 On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with Mr.
 87 Elliot, Mr. Hanlon, and Mr. Fisher voting AYE and Ms. Ball voting
 88 NAY, to keep Steadfast as the pond vendor.

- 89
- 90 v. **Phoenix Pools, Inc. Proposal – Pol Heater Option**
- 91 vi. **Pinnacle Pool & Spa Proposal – Pool Heater Option**
- 92 vii. **Cooper Pools Quote #641 – Pool Heater Option**
- 93

94 The pool heater proposals were not considered at this time due to more significant pool
 95 repair issues requiring priority attention. The Board decided that this item would not be placed
 96 back on the agenda.

97
 98 **G. District Manager**
 99 No report.

100
 101 **FIFTH ORDER OF BUSINESS** **Business Items**

- 102 **A. Consideration of Admiral Furniture Quote #53391-00004477 – Curve Couches**
- 103 **(Tabled Item)**
- 104 **B. Consideration of Pool Furniture Supply Quote #PFS23968 – Seating Sofa**
- 105 The Board discussed the quotes.

106
 107 On MOTION by Mr. Elliot, seconded by Mr. Fisher, with all in
 108 favor, Admiral Furniture Quote #53391-00004477 for Curve
 109 Couches to match the existing red umbrellas in the amount of
 110 \$16,592.83 was approved.

- 111
- 112 **C. Consideration of Termi-Nate Pest Management Revised Estimate #5472 (Tabled**
- 113 **Item)**
- 114 **D. Consideration of Friendly Pest Solutions – Commercial Pest Prevention Service**
- 115 **Agreement**
- 116 **E. Consideration of Anti-Pesto Bug Killers Commercial Pest Management Proposal**
- 117 The Board discussed the quotes.

118
 119 On MOTION by Mr. Elliot, seconded by Ms. Ball, with all in favor,
 120 Termi-Nate Pest Management Revised Pest Prevention Estimate
 121 #5472 in the amount of \$736 was approved.

122 The On-site manager is directed to obtain Termi-Nate Pest Management’s W-9 and a
123 Certificate of Insurance (COI) naming the District as a co-insurer.

124
125 **F. Consideration of Revisions for the Recreational Center Facilities Policy (Tabled Item)**
126 This item was tabled until July 2026.

127 **G. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-A**

128 **H. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-B**

129 **I. Consideration of Phantom Fitness Services Treadmill Proposal #03302026-F3-C**

130 This Board discussed the proposals.

131
132 On MOTION by Mr. Elliot, seconded by Mr. Fisher, with Mr. Elliot,
133 Mr. Fisher, Mr. Hanlon voting AYE, and Ms. Ball voting NAY,
134 Phantom Fitness Services Treadmill Proposal #03302026 F3-B in
135 the amount of \$18,680.80 was approved.

136
137 **J. Consideration of Peach Painting Paint Project Proposal #2680063**

138 **K. Consideration of Tag’s Painting and Services, LLC Paint Project Proposal**

139 **L. Consideration of Harrison Contracting Company Paint Project Proposal**

140 The Board discussed the proposals.

141
142 On MOTION by Ms. Ball, seconded by Mr. Hanlon, with all in
143 favor, Tag’s Painting and Services, LLC, Paint Project proposal in
144 the amount of \$2,215 was approved.

145
146 The On-site manager is directed to obtain Tag’s W-9 and a Certificate of Insurance (COI)
147 naming the District as a co-insurer.

148
149 **SIXTH ORDER OF BUSINESS Business Administration**

150 **A. Consideration of Minutes from the Meeting held on March 10, 2026**

151
152 On MOTION by Mr. Hanlon, seconded by Mr. Fisher, with all in
153 favor, the Minutes of the Meeting held on March 10, 2026, were
154 approved as presented.

155
156 **SEVENTH ORDER OF BUSINESS Supervisors’ Requests**
157 None.

158
159 **EIGHTH ORDER OF BUSINESS Audience Comments**
160 There were no audience comments.

161
162 **NINTH ORDER OF BUSINESS Adjournment**
163 There being no further business,

164

On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, the meeting adjourned at 9:30 a.m.

165

166

167

168

Secretary/Assistant Secretary

Chairperson/Vice Chairperson