



Touchstone Community Development District

August 11, 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



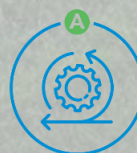
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Touchstone Community Development District

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Cari Webster, District Counsel
Todd Amaden, District Engineer
Bill Conrad, Steadfast Alliance
Sandra MacGregor, District Accountant
Kushamaal Johnson-Franklin, Onsite Manager
Christy Fowler, Field Inspection Coordinator
Kareen Baker, District Admin

Regular Meeting Agenda

Tuesday, August 11, 2026, at 8:00 a.m.

The Regular Meeting of the **Touchstone Community Development District** will be held on **Tuesday, August 11, 2026, at 8:00 a.m. at the Touchstone Clubhouse, located at 4205 Wild Senna Boulevard, Tampa, Florida 33619**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

<https://teams.microsoft.com/meet/26933648180606?p=int8R6XSF0Yk3BROPB>

Meeting ID: 269 336 481 806 06

Passcode: kF6Bu6Fs

Dial-in by Phone: 1-646-838-1601

Phone Conference ID: 195 220 789#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVY OF ASSESSMENTS

- A. Open the Public Hearing
- B. Presentation of the Fiscal Year 2027 Approved Proposed Budget
- C. Close the Public Hearing
- D. Consideration of Resolution 2026-04, Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-05, Levying of Assessments

5. STAFF REPORTS

- A. Field Inspection Report
- B. Steadfast Waterway Inspection Report
- C. Landscape
- D. District Engineer
- E. District Counsel
- F. District Manager
- G. Onsite Manager

6. BUSINESS ITEMS

- A. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-07, Adopting Goals and Objectives for Fiscal Year 2027

C. Consideration of Complete I.T. Proposal – Camera Expansion (Tabled Item)

7. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the July 14, 2026, Regular Meeting

B. Financial Snapshot as of July 31, 2026

C. Cash Flow Analysis as of July 31, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT



Touchstone
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

AUGUST 11, 2026 MEETING

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	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/21/2026	9/30/2026	FY 2026		Budget
REVENUES						
Interest - Investments	\$0.00	\$16,782.00	\$0.00	\$16,782.00	0%	\$15,000.00
Special Assmnts- Tax Collector	\$1,032,009.00	\$1,005,996.00	\$26,013.00	\$1,032,009.00	0%	\$1,097,884.84
Special Assmnts- Discounts	\$0.00		\$0.00	\$0.00	0%	-\$43,915.39
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%	\$1,068,969.45

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	\$324.00	\$130,000.00	0%	\$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	\$1,099.93	\$2,181.93	18%	\$2,164.00
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	\$12,043.36	\$23,890.36	59%	\$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	\$673.99	\$1,336.99	78%	\$1,400.00
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%	\$21,957.70
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	\$104,849.43	\$351,934.43	6%	\$348,127.45

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/21/2026	9/30/2026	FY 2026		Budget
Utility Services						
Utility - Electric	\$140,000.00	\$77,756.00	\$79,044.77	\$156,800.77	12%	\$171,552.00
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	\$91,315.77	\$183,971.77	19%	\$186,552.00
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	\$20,922.12	\$41,503.12	730%	\$7,500.00
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%	\$5,000.00
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%	\$15,690.00
Amenities Furniture & Fixtures	\$5,000.00	\$10,146.00	\$10,314.17	\$20,460.17	309%	\$5,000.00
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	\$139,108.92	\$341,663.92	76%	\$205,000.00
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	\$0.00	\$0.00	-100%	\$0.00
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	\$154,803.04	\$341,253.04	-3%	\$329,290.00
TOTAL EXPENDITURES	\$1,032,009.00	\$728,746.00	\$490,077.16	\$1,218,823.16	18%	\$1,068,969.45

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	-\$464,064.16	-\$164,260.16	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	-\$464,064.16	-\$164,260.16	0%	\$0.00
FUND BALANCE, BEGINNING	\$656,300.00	\$656,300.00	\$0.00	\$656,300.00	0%	\$492,039.84
FUND BALANCE, ENDING	\$656,300.00	\$956,104.00	-\$464,064.16	\$492,039.84	-25%	\$492,039.84

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	-\$267,242.36
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	\$1,045,357.64

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 BUDGET FY 2026	ACTUAL THRU 3/21/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL 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 BUDGET FY 2026	ACTUAL THRU 3/21/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL 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 BUDGET FY 2026	ACTUAL THRU 3/21/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL 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	Outstanding 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
		\$760,000.00		\$909,693.58	\$1,669,693.58

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													
		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
Product	Units												
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	\$1,039.92	\$1,039.91	\$0.00	\$910.65	\$910.65	\$0.00	\$533.04	\$533.04	\$0.00	\$2,483.61	\$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	\$1,485.60	\$1,485.59	\$0.00	\$1,300.93	\$1,300.93	\$0.00	\$533.04	\$533.04	\$0.00	\$3,319.57	\$3,319.56	\$0.00
	430												

Assessment Area Two													
		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
Product	Units												
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	\$1,039.92	\$1,039.91	\$0.00	\$910.76	\$910.76	\$0.00	\$533.04	\$533.04	\$0.00	\$2,483.72	\$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	\$1,485.60	\$1,485.59	\$0.00	\$1,301.08	\$1,301.08	\$0.00	\$533.04	\$533.04	\$0.00	\$3,319.72	\$3,319.71	\$0.00
	604												

Total Units	1034
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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Touchstone Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and Adopted on August 11, 2026.

Attested By:

**Touchstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

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

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

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

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

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

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

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

Passed and Adopted on August 11, 2026.

Attested By:

**Touchstone
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget



Touchstone CDD July 2026

Field Inspection Report

Tuesday, 21 July 2026

Prepared For Board Of Supervisors

28 Issues Identified

28 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Steadfast Aquatics

Pond 5

Observation:

Torpedo grass and other invasive vegetation are present around the pond perimeter.

Recommendation:

Treat invasive vegetation



Issue 2

Assigned To: Board

Outside Pond 5

Observation:

A volunteer or resident-planted tree near 7337 Canterbury Bells Court has limbs extending over the sidewalk.

Recommendation:

Confirm ownership and address the sidewalk obstruction.



Issue 3

Assigned To: Steadfast Aquatics

Pond 8

Observation:

Pond 8 is mostly clear; however, some torpedo grass remains around the perimeter.

Recommendation:

Treat remaining torpedo grass.



Issue 4

Assigned To: Inframark Maintenance

Pond 8, Spring Snowflake

Observation:

The fence along the Pond 8 area requires power washing.

Recommendation:

Power wash the fence.



Issue 5

Assigned To: Steadfast

Pond 8 Cul-de-Sac

Observation:

Weeds remain present, and the landscape bed requires detailing. This item has been noted on the previous two reports.

Recommendation:

Complete weed control and bed detailing.

Issue 6

Assigned To: Inframark Maintenance

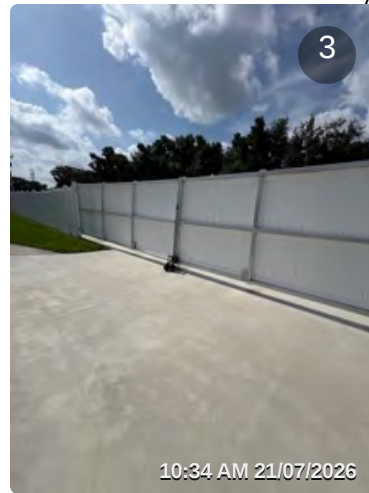
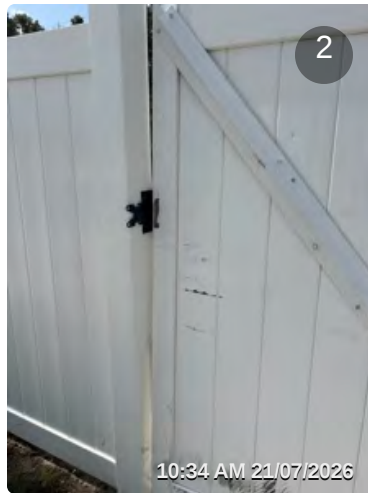
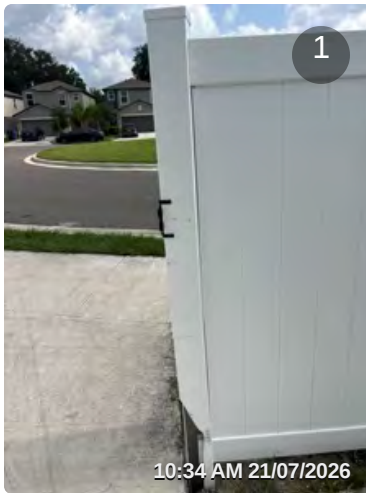
Spring Snowflake, Rear of Phase 3

Observation:

The gate is damaged. The latch and supporting post require repair or replacement.

Recommendation:

Repair the gate assembly.



Issue 7

Assigned To: Inframark Maintenance

Rear of Phase 3 Near Pond 9

Observation:

Trash and an abandoned cart are present. The area may be experiencing unauthorized activity.

Recommendation:

Remove the debris and cart.

Issue 8

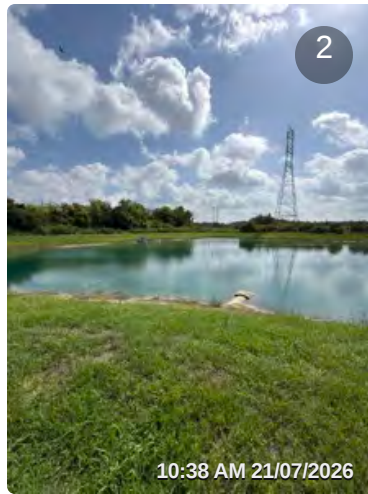
Assigned To: Steadfast Aquatics

Pond 9

Observation:

Torpedo grass is present around the pond perimeter.

Recommendation:
Treat the torpedo grass.



Issue 9

Assigned To: Steadfast

Pond 9 Cul-de-Sac

Observation:

The landscape bed continues to require weed control and detailing. This item has been noted on the previous two reports.

Recommendation:

Complete weed control and bed detailing.

Issue 10

Assigned To: Steadfast Aquatics

Pond 7

Observation:

The pond continues to appear murky, with weeds present.

Recommendation:

Evaluate the condition and provide a corrective action plan.



Issue 11

Assigned To: Inframark Maintenance

Dog Park

Observation:

The gate required securing, the latch requires replacement, and the trash receptacle requires painting. Inframark Maintenance already secured the gate anchor, and a maintenance ticket has been submitted for the latch and trash can.



Issue 12

Assigned To: Steadfast

TECO Fence Line

Observation:

Vines and grasses are growing along and through the fence.

Recommendation:

Maintain a clear pass around the perimeter and remove vegetation from the fence.



Issue 13

Assigned To: Inframark Maintenance

Common Area

Observation:

An abandoned stroller and trash are present, indicating possible unauthorized activity.

Recommendation:

Remove the abandoned items and debris. A request has been submitted.

Issue 14

Assigned To: Steadfast Aquatics/ Steadfast

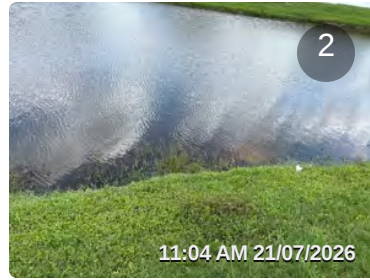
Pond 1

Observation:

A broken tree is present along the pond bank. Hydrilla and torpedo grass have become extensive.

Recommendation:

Remove the broken tree and provide a treatment plan for the aquatic and shoreline vegetation.



Issue 15

Assigned To: Steadfast

Pond Area

Observation:

A young tree requires staking, and an old bamboo stake remains onsite.

Recommendation:

Properly stake the tree and remove the old stake.



Issue 16

Assigned To: Steadfast Aquatics

Pond 3 Finger

Observation:

The pond finger is holding water and has become overgrown with weeds.

Recommendation:

Treat and maintain the area.



Issue 17

Assigned To: Steadfast

Ditch Along South 70th Street

Observation:

Mowing and string trimming are not being completed to the previously discussed standard.

Recommendation:

Include all missed areas during routine service.



Issue 18

Assigned To: Steadfast Aquatics

Pond 4

Observation:

Hydrilla continues to spread throughout the pond, and the condition appears to be worsening.

Recommendation:

Provide an updated treatment plan in coordination with the carp implementation.



Issue 20

Assigned To: Steadfast

Landscape Bed

Observation:

Five dwarf ixora plants are missing or dead.

Recommendation:

Replace five dwarf ixora.



Issue 21

Assigned To: Inframark Maintenance

Splash Pad

Observation:

The fence outside the splash pad is damaged along the sidewalk.

Recommendation:

Repair the damaged fence.



Issue 22

Assigned To: Steadfast

Outside the Playground

Observation:

The flax lily contains expired shoots and requires cleaning.

Recommendation:

Remove expired plant material and detail the bed. Additionally, I recommend removing the builder grade Flax Lily and replacing it with Lemon-Lime Pandanus.



Issue 23

Assigned To: Steadfast

Walking Path

Observation:

Weed barrier is exposed, rocks have scattered into the turf, and the stepping stones are disorganized.

Recommendation:

Restore and tidy the walking path.

Issue 24

Assigned To: Steadfast

Playground Fence Line

Observation:

Tree branches are growing against the fence and extending over the sidewalk.

Recommendation:

Prune the trees away from the fence and sidewalk.



Issue 25

Assigned To: Steadfast

Playground Landscape

Observation:

The flax lily is sparse and contains dead or untidy foliage.

Recommendation:

Evaluate the bed and provide a replacement or improvement recommendation. My recommendation is Lemon Lime Pandanus.



Issue 26

Assigned To: Steadfast

Clubhouse Landscape Area

Observation:

Trash and dead plant material are present. The tree that has been improperly staked is an eyesore and needs addressed.

Recommendation:

Clean the area and correct the staking.



Issue 27

Assigned To: Neptune/Onsite

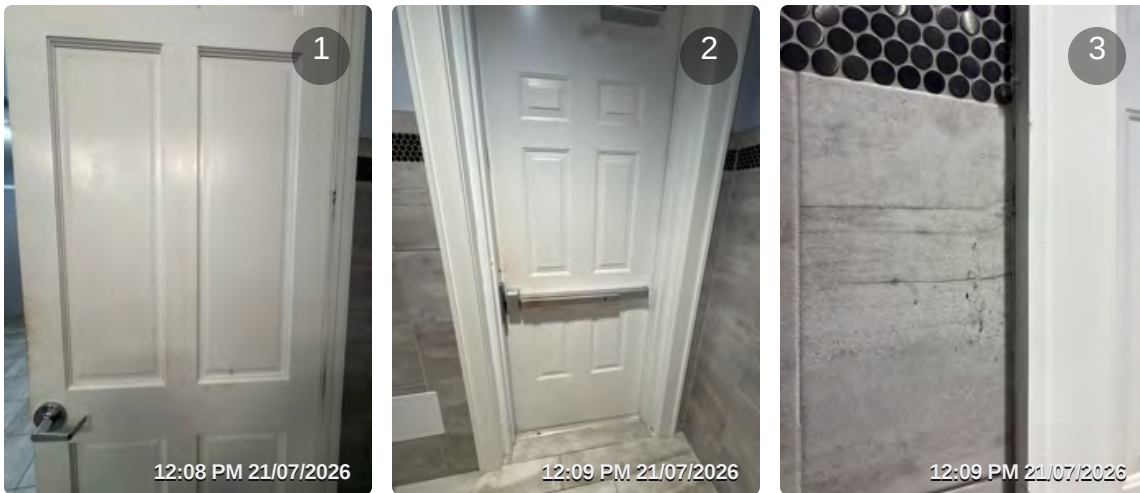
Women's Pool Bathroom

Observation:

The exterior door contains dirt, insect debris, and cobwebs.

Recommendation:

Clean the door and surrounding area regularly.



Issue 28

Assigned To: Neptune/Onsite

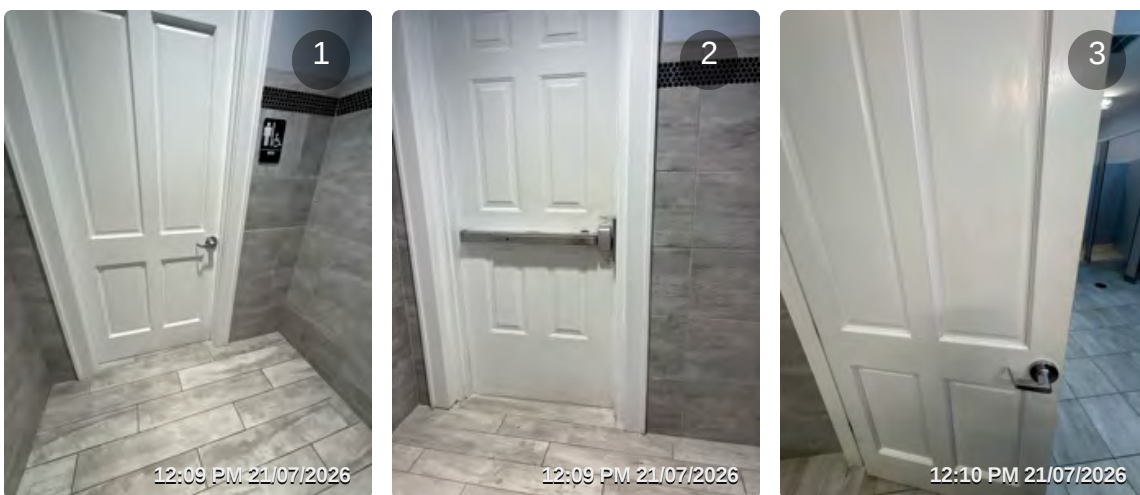
Men's Pool Bathroom

Observation:

The exterior door contains dirt, insect debris, and cobwebs.

Recommendation:

Clean the door and surrounding area regularly.



Issue 29

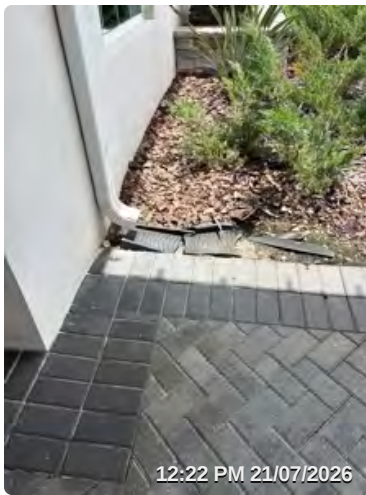
Assigned To: Inframark Maintenance
Clubhouse Entrance

Observation:

The downspout tray is damaged.

Recommendation:

Repair or replace the downspout tray. A request has been made to Inframark Maintenance.





Touchstone CDD Aquatics Report

Inspection Date:

8/3/2026 9:57 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minor floating weeds present along one side of bank. No other nuisance vegetation observed. These will be targeted during the next maintenance event.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 2

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Main area of pond clear of algae or any other vegetation. Shoreline has some grass growth that will be addressed during the next visit.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 3

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Finger of pond still has grass growth present, but a lot is now in a state of decay. Rest of shoreline has moderate torpedo grass growth that will be targeted heavily during the next visit. No algae observed.

<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:	

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Submersed Hydrilla appears to be decreasing in this pond, treatments have been effective. Observed some decaying torpedo grass around the edge. Still has some that will be addressed. Gulf Coast spikerush in healthy condition.

<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:	

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

No algae observed in this pond. Some torpedo grass growth and submersed weeds were present around parts of the perimeter. Some torpedo grass was in a state of decay from previous treatments. Technician will treat these areas accordingly during the next maintenance event.

<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:	

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Majority of pond in good condition. Only thing to note was torpedo grass growth around parts of the perimeter. Technician will target this growth during the next visit.

<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:	

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

A couple small patches of torpedo grass were observed within the water. Other than that pond is in great condition. Water level back to normal. Routine maintenance and monitoring will occur here.

<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:	

SITE: 8

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance vegetation observed. Water level back to normal due to recent rains.

<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:	

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Very minor nuisance grass growth along a few areas of the perimeter. No algae observed. Routine maintenance and monitoring will occur.

<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:	

SITE: Ditch

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:
Ditch now has water in it. Rains have caused grasses to bloom quickly. Technician will apply the proper treatments here to combat this growth.

<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



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Mixed, but expected pond conditions today. Summer is in full swing and we're definitely feeling it. Grasses have been growing exceptionally fast this year and providing interesting challenges for techs. They're always up for it and constantly finding new ways to handle what's thrown at them. Nothing seen today is unmanageable with proper treatment.

Luckily, algae was practically non-existent. Which is surprising for this time of year. With more rain washing nutrients into the ponds, we should expect to see some small blooms in the coming weeks. As always our technicians are prepared for any new growth that pops up.

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:



TOUCHSTONE CDD Amenity Manager Report

Prepared by: Keshamaal Franklin

Date: July 31, 2024

Summary

During this reporting period, I maintained the overall safety, cleanliness, and daily operations of the clubhouse and amenity areas.

Daily Responsibilities

- Conducted hourly walkthroughs of the clubhouse, pool, and surrounding property.
- Verified authorized resident access.
- Maintained cleanliness of the clubhouse and parking areas.
- Cleaned and prepared the clubhouse each morning.
- Assisted residents with key cards, event room reservations, and general questions.

Maintenance & Vendor Coordination

- Contacted IT Complete to repair the front door key-card scanner.
- Followed up with the pool vendor regarding the splash water bucket repair.
- Coordinated HVAC service; the air conditioning was repaired.
- Ordered and restocked clubhouse supplies.

Overall Performance

Maintained a clean, safe, and welcoming clubhouse while providing excellent customer service and supporting residents' needs.

RESOLUTION 2026-06

**A RESOLUTION OF THE TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2026.

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

**BOARD OF SUPERVISORS MEETING DATES
THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2026/2027

All meetings will be held at the Touchstone Clubhouse, 4205 Wild Senna Boulevard, Tampa, Florida 33619, on the second Tuesday of every month at 8:00 a.m. as follows:

October 13, 2026*
November 10, 2026*
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027 (Budget Approval)
June 8, 2027
July 13, 2027
August 10, 2027 (Budget Adoption)
September 14, 2027

*Workshops will immediately follow the October 13, 2026, and November 10, 2026 meetings.

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Touchstone Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 11, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Touchstone Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Touchstone Community Development District



Camera Expansion

Prepared for: Touchstone CDD

Created by: Thomas Glella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Touchstone CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

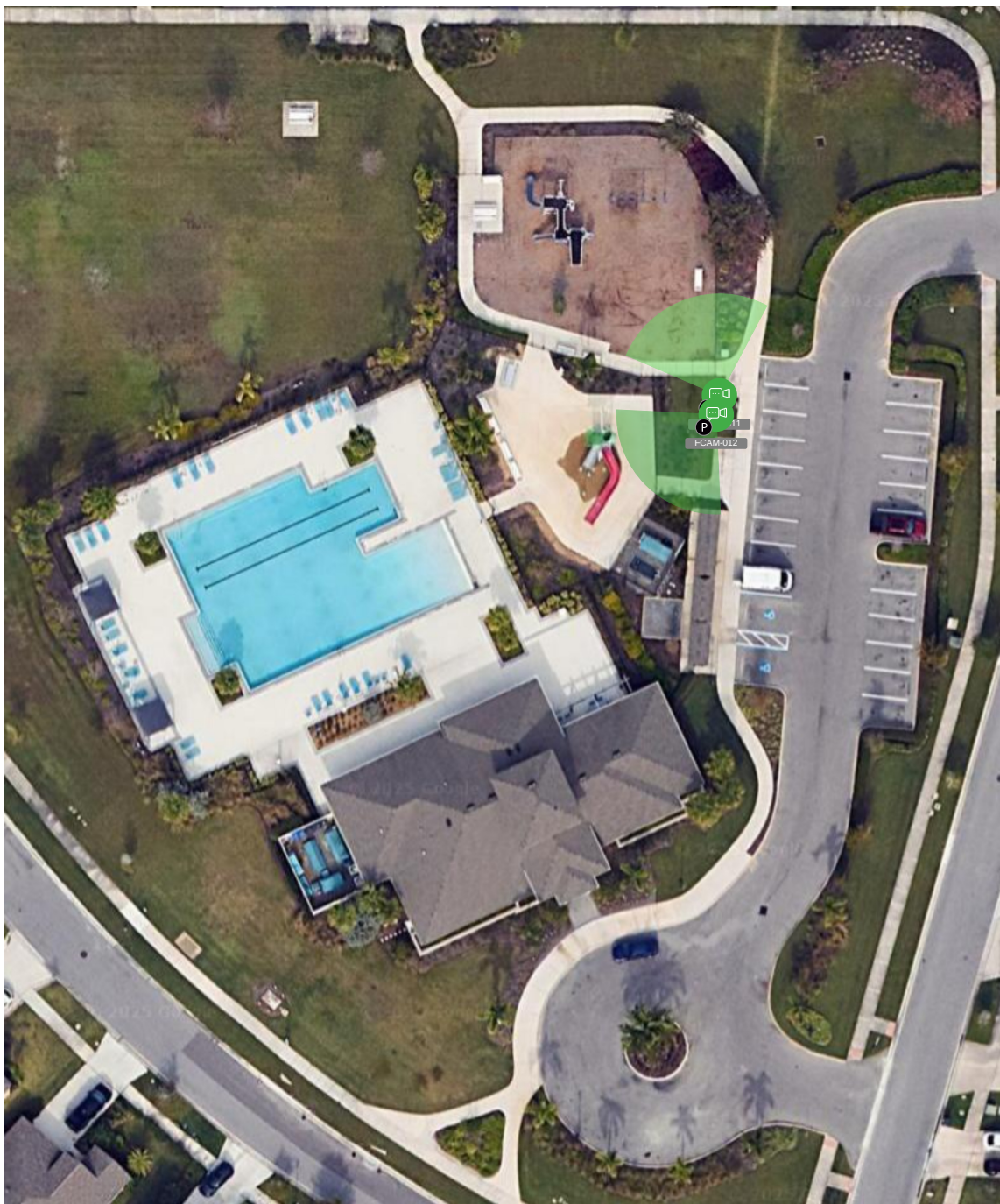
Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



CIT Solutions

(2) solutions offered below

Cameras (Please check one)	Price
☐ Option 1: Solar for Cameras (1) Solar Panel (2) DT03 Starlight Cameras - Nema Enclosure, Charge Controller, Battery, Point to Point wireless (1) 15' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute. - Labor	\$5,595.00
☐ Option 2: Boring for Cameras (2) DT03 EEN Starlight Cameras - AXIS PA Speaker (3) CAT6 Cable Installation - CAT6 Patch Cables (1) 15' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute. - Labor - Boring (Subcontractor)	\$7,885.00

Estimated Project Total \$0.00

Monthly:

Description	Price	QTY
Eagle Eye PR1 System will provide a minimum 30-day onsite recording retention (per state requirement), along with a 30-day cloud preview-stream backup for redundancy.	\$9.50	2
☐ (optional - if option 2 is selected) Eagle Eye PA Loudspeaker	\$15.00	1

Estimated Monthly License \$19.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Anson Angail	Chairperson (via Teams)
Gregory Elliot	Vice Chairperson
Timothy Fisher	Assistant Secretary
Kelly Hanlon	Assistant Secretary
Corliss Ball	Assistant Secretary

Also present either in person or via electronic telecommunications were:

Alba Sanchez	District Manager
Cari Webster	District Counsel
Christie Fowler	Field Inspection Coordinator
Resident	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Elliot, seconded by Ms. Ball, with all in favor, the July 14, 2026, agenda was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

A HOA President representative attended the meeting to discuss on-site staff performance and opportunities for improvement. The following items were discussed:

- If a resident brings guests to the pool, each guest should be required to sign in so that management has a record of the names and addresses of all guests utilizing the facility each day.

- Staff should consistently enforce and follow established uniform requirements and uniform standards should be reinforced for on-site personnel.

The Board and staff acknowledged the comments and agreed to review the concerns and recommendations presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Ms. Fowler provided a high-level overview of the field conditions of the District. She emphasized that the ongoing drought has significantly deteriorated the sod.

B. Steadfast Waterway Inspection Report

Steadfast discussed the ongoing drought, which has led to low water levels in the pond.

i. Steadfast Estimate – Carp Barrier Installation on Pond #4

On MOTION by Mr. Elliot, seconded by Mr. Hanlon with all in favor, the Steadfast Estimate for carp barrier Installation on Pond #4 in the amount of \$800 was approved.

C. Landscape Report

Steadfast provided an update on the watering restrictions and their impact on the landscape. They will continue to monitor conditions.

i. Steadfast Estimate – Palm Tree Beautification on Pond #2

This item was tabled to October 2026.

D. District Engineer

There were no updates.

E. District Counsel

Ms. Webster reminded the Board of the annual Ethics Training requirement. She offered to conduct the workshop and noted that, if preferred, it could be divided into two sessions held immediately following upcoming Board meetings.

F. District Manager

No report.

G. On-site Manager Report
None.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Complete I.T. Proposal #6341 – Installation of Auto Closers on Two Pedestrian Gates into the Splashpad Area and Lubricating Pin for the Back Door

On MOTION by Mr. Hanlon, seconded by Mr. Fisher, with all in favor, Complete I.T. Proposal #6341 for the installation of auto closers on two pedestrian gates into the splashpad area and a lubricating pin for the back door in the amount of \$654 was approved.

B. Consideration of Complete I.T. Proposal – Camera Expansion

The Board tabled the proposal to the August 2026 meeting and requested additional information from the vendor regarding the lifespan of the solar battery cells, low-battery notifications, motion sensor capabilities, and camera specifications.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on June 9, 2026

On MOTION by Mr. Fisher, seconded by Ms. Ball, with all in favor, the minutes of the Meeting held on June 9, 2026, were approved as presented.

B. Financial Snapshot as of June 16, 2026

On MOTION by Mr. Fisher, seconded by Ms. Ball, with all in favor, the June 16, 2026, Financial Snapshot was accepted.

SEVENTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

Mr. Elliot requested that moving forward the Board be provided with the checklist and standard operating procedures (SOPs) for the staff for review.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, the meeting was adjourned at 9:15 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 31, 2026

- **Current Cash Balances:**

- Valley National Bank Operating account balance as of 07/31/2026: \$197,938.
- Reserve Fund as of 06/30/2026: \$467,135.

- **Assessment collections:**

- Touchstone CDD is 100% collected on the tax roll.

- **Expenses:**

- Current expenses make up 95% of the annual budget through the end of July 31, 2026

Total expenses for the first 10 months are approximately \$1,090,597. There are 2 months left in the fiscal year.

Touchstone CDD
Cash Flow Projection
7/31/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	197,938.00	3.56%
Reserve Account - Valley National Bank	467,135.00	3.56%
Less: Current Outstanding AP	<u>(13,179.00)</u>	
Estimated Cash Available Today	<u>651,894.00</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>651,894.00</u>	
 <u>Projections:</u>		
Monthly Average Spend (October - July)	109,059.70	
 Total Monthly Average Spend	 <u>109,059.70</u>	
 Average Spend to YE (2 months August -September)	 218,119.40	
 Expected Cash Flow at YE (9/30/26)	 <u>433,774.60</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 218,119.40	
 Expected Need through 1st QTR FY27	 <u>215,655.20</u>	
<i>*tax roll revenue for the new FY is received in December</i>		