INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Touchstone Community Development District

September 8, 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

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R 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, September 8, 2026, at 8:00 a.m.

The Regular Meeting of the **Touchstone Community Development District** will be held on **Tuesday, September 8, 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. **STAFF REPORTS**
   - **A.** Field Inspection Report
   - **B.** Steadfast Aquatics Report
   - **C.** Landscape
     - **i.** Steadfast Estimate – Replacement of the Declined Dwarf Ixora
     - **ii.** Steadfast Estimate – Trimming of the Palm Trees
   - **D.** District Engineer
   - **E.** District Counsel
   - **F.** District Manager
   - **G.** Onsite Manager
5. **BUSINESS ITEMS**
   - **A.** Consideration of Cooper Pools Inc. Quote #1207 – Splash Pad Dump Bucket Repair
   - **B.** Consideration of Elite Fence of Tampa Bay Estimate #107611 – Installation of Fence
   - **C.** Ratification of Grau & Associates Audit Engagement Letter for Fiscal Year 2026
6. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Minutes of the August 11, 2026, Regular Meeting

B. Financial Snapshot and Cash Flow Analysis as of August 26, 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Tuesday, October 13, 2026, at 8:00 a.m.



Touchstone CDD August 2026

Field Inspection Report

Tuesday, August 18 2026

Prepared For Board Of Supervisors

5 Issues Identified

5 Issues Incomplete

Christy Fowler

Inframark

Outstanding Items from previous report

Issue 5 and 9 Both Cul de Sacs on Spring Snowflake by Pond 8 and 9 - require detail and weed control

Issue 6 from previous report. Gate repair for Spring Snowflake

Issue 12 is being worked on (Teco Fence)

Issue 20 replacement of Dwarf Ixora at the mailbox area of the clubhouse

Issue 22 Flax Lily around the amenity center

Issue 23 the gravel path, will follow up.

Issue 25 discussed removing flax and putting a different variety of plantings in

Issue 29 downspout tray was submitted for proposal

Pond mowing - Discussed mowing each service as contracted.



Issue 1

Assigned To: Board/District Manager

Pool Area

Observation:
The entry area of the pool is showing visible staining and requires power washing.

Recommendation:
Power wash the affected area to remove staining and restore a clean appearance around the pool amenity.

Issue 2

Assigned To: Steadfast

Pool Area Palms

Observation:
Palms surrounding the pool area have declining fronds and seed pods requiring maintenance.

Recommendation:
Trim the palms and remove dead or declining fronds and seed pods as appropriate to maintain a clean, well-maintained appearance around the pool area.











Issue 3

Assigned To: Steadfast

Wild Senna at the Teco Easement

Observation:
A patch of turf was missed during mowing. No visible obstruction or other apparent reason for the area being missed was observed during the inspection.



Issue 4

Assigned To: Steadfast

TECO Easement

Observation:
A pile of trash/debris was observed outside the TECO easement. - Landscape team, pick up during routine maintenance.

Issue 5

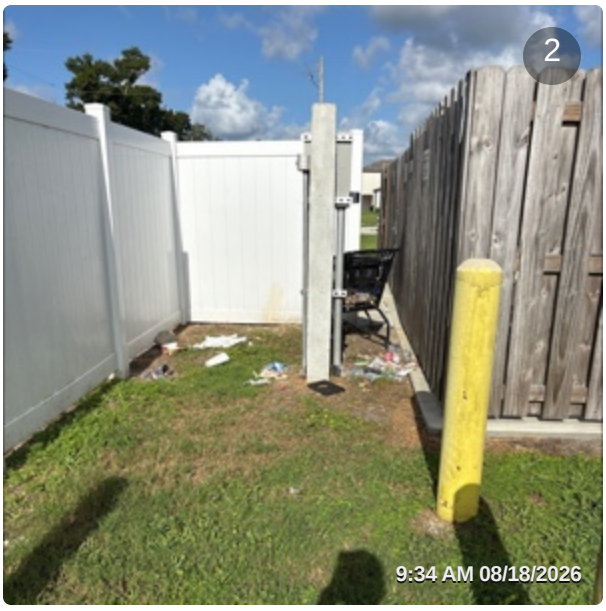
Assigned To: Board/ Steadfast

S 49th Avenue and Utility area at Pond 9 area

Observation:
Trash and debris were observed along the sidewalk outside the perimeter fence on South 49th Avenue.

Recommendation:
Remove the accumulated trash and debris along the sidewalk and perimeter fence to maintain the appearance of the community boundary. This area is known for a lot of debris.





Steadfast Responses

Issue 2 – Proposal to trim common area palms attached.

Issue 3 – This area will be carefully mowed on upcoming visit to assure there is no hidden obstruction.

Issue 4 & 5 – Crew will be equipped with extra large trash bags to clean up these areas.

Outstanding from previous report

Issue 5 & 9 – we will continue to pull the torpedo grass from these beds. During the upcoming visit, we will “define” the soft edge of these beds for a better appeal.

Issue 12 - we continue to advance on cleaning the weeds from the fence

Issue 20 – Proposal to replace ixora is attached (Recommend resolving the splash pad from flooding this area before installing new plant material.

Issue 22 - Crew will continue to clean up the flax lilly. (is the board open to changing the plant material in this area)

Issue 23 – Construction team is measuring for sidewalk install.

Issue 25 – Working with Christi for a plant replacement



Touchstone CDD Aquatics Report

Inspection Date:

8/28/2026 12:40 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Minor amount of decaying torpedo grass along edge. Pond is in great condition otherwise. Routine maintenance and monitoring will occur here.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Floating weeds were observed along the shoreline of this pond. Most of which did appear to be in a state of decay from prior treatments. Technician will continue to target.

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

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Some decaying grasses and floating weeds were observed in the finger and around the edge of this pond. Has improved since last month. Technician will continue to treat accordingly.

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

SITE: 4

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Hydrilla has bloomed in this pond around the edge. Technician will apply the proper treatments to combat this growth during the next visit.

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

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very minor amount of algae present along some parts of the perimeter. No other nuisance vegetation observed. Will be addressed during the next maintenance event.

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

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Minor subsurface growth was present around the edge of this pond. Torpedo grass that was previously here is now decaying from previous treatment. Routine maintenance and monitoring will occur.

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

Inspection Report

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Overall pond is in great condition. Minor torpedo grass growth still present in one area will be targeted during the next visit.

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

Inspection Report

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Decaying grasses were observed along the edge of this pond in minor amounts. Great condition otherwise.

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

SITE: Ditch

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Observed Azolla throughout parts of the ditch. Also noted some torpedo grass and babytear growth. Some of which was decaying. These areas will be targeted heavily during future maintenance events.

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

MANAGEMENT SUMMARY



Warm temperatures are still the norm during this time of year. Rains have picked up and water levels in all ponds are high. The rains help with breaking up and clearing out algae, but on the flip side also wash nutrients and debris into the ponds. Algae growth is expected to continue at the same rate throughout the next couple months until we see some cooler temperatures. Warm weather and lots of rain increases the growth rate across all vegetation.

Most of the Touchstone ponds this past month have maintained good condition. Only a few have seen notable nuisance growth, and those are being addressed and will continue to be on our radar until taken care of. Torpedograss became an issue last month, but our technicians have gotten it under control and we are seeing a lot of that growth beginning to die off now. Majority of ponds are clear of algae, which is great for this time of year. Pond 4 has had some recent Hydrilla blooms. Technician will be deployed with a specialty chemical next visit to attack this growth and get it under control.

As always, we will be on alert for any new growth that pops up.

RECOMMENDATIONS

Most importantly: 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!

Inspection Report

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

TOUCHSTONE CDD

4205 Wild Senna Blvd, Tampa, FL 36619

Gate Code:



ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/1/2026	9/1/2026	

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

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This is a proposal to replace the declined Dwarf Ixora located in the landscape beds near the Mailbox Kiosk and the entrance to the splash pad.	1.00	0.00	0.00
Ixora, Dwarf Red 3gal	20.00	19.46	389.20
Irrigation adjustments to accommodate newly planted material.	1.00	150.00	150.00

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

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

TOTAL **539.20**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/1/2026		

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

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This is a proposal to trim the Palm trees located at the pool and throughout the common areas of the community. Palms will be trimmed to 9 and 3 frond tip positioning. Loose boots that can be hand pulled will be removed. All generated debris will be hauled off site.	1.00	0.00	0.00
Palm trimming	68.00	60.00	4,080.00

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

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

TOTAL **4,080.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

---------- Forwarded message ---------
From: **Kushamaal Johnsonfranklin** <kushamaaljohnsonfranklin@gmail.com>
Date: Sun, Aug 23, 2026, 11:04 AM
Subject: Manager report
To: Kushamaal Johnsonfranklin <kushamaaljohnsonfranklin@gmail.com>

AUGUST 2026 MANAGER MONTHLY REPORT

Prepared by: Kushamaal Johnsonfranklin
Property: Touchstone CDD
Reporting Period: August 2026

KEY ACCOMPLISHMENTS

Property Maintenance & Cleanliness

- Conducted regular property and clubhouse walkthroughs.
- Maintained the building, common areas, and surrounding grounds to keep the property neat, clean, and presentable.
- Identified and reported maintenance, repair, and safety concerns.
- Followed up on property issues as needed.

Clubhouse & Amenity Improvements

- Installed and leveled the pool float assembly for resident use.
- Installed the TV mount in the clubhouse.
- Installed a thermostat lock box to secure the thermostat.
- Repaired the pool table pocket.
- Continued monitoring clubhouse amenities to ensure they remained clean and functional.

Key Fob Management

- Created and issued 33 key fobs for residents.
- Assisted residents with key-fob access and related questions.

Website & Community Calendar

- Assisted with setting up the Touchstone CDD website community calendar.
- Helped organize event dates so residents can easily view upcoming community events and important dates.

Resident & Administrative Services

- Assisted residents with questions, concerns, and clubhouse requests.
- Provided professional customer service and amenity information.
- Supported daily clubhouse and property-management operations.
- Communicated property concerns and resident needs to management.

OVERALL SUMMARY

During August, I maintained the property, assisted residents, completed clubhouse improvements, issued 33 key fobs, and supported the Touchstone CDD website calendar. I remained focused on keeping the community clean, safe, organized, and welcoming for residents.

Cooper Pools
844-766-5256

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

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

QUOTE No. 1207

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD

2005 Pan Am Circle Suite 300
Tampa, FL,33607

Site: 4205 Wild Senna Boulevard Tampa

Site Contact:

Salesperson: Theresa Bonnell

Date: 08/12/2026

Repair quote for: Splash Pad Dump Bucket Repair

14815 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Option 1: Attempt to grease carrier bearings and exercise dump bucket, run pad features while performing and test functionality, if carrier bearings are seized or damaged beyond repair, dump bucket will need to be removed.	1.00	$3,900.00	$3,900.00
Option 2: Remove bucket, replace bearings and reinstall (this is the best option)	1.00	$8,700.00	$8,700.00
		Sub-Total ex Tax	$12,600.00
		Tax	$0.00
		Total inc Tax	$12,600.00

ELITE FENCE OF TAMPA BAY
5317 N Falkenburg Rd
Tampa, FL 33610 US
+18138170392
elitefenceandoutdoor@gmail.com
www.elitefenceandoutdoor.com

Estimate

ADDRESS
Alba Sanchez 13854 Moonstone Canyon Dr Riverview, FL 33579

ESTIMATE #	DATE	
107611	08/18/2026	

P.O. NUMBER
Amenity Center

SALES REP
John R

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Aluminum	Pool Perimeter Approx 448’ 79 Sections of 6’x6’ 3 Rail Flat Top Black Commercial Aluminum 2 Core Drill holes Removal and Haul of 448’ 1-6’x4’ Walk Gate With Panic Hardware & Expanded Metal 60 Lbs of Concrete Per Line Post 150 Lbs of Concrete Per Gate Post Gate To be installed with Expanded metal and adjacent sections approx 3’ to also have expanded metal	1	27,321.00	27,321.00
	Aluminum	Water Park Perimeter Approx 175’ 29 Sections of 6’x6’ 3 Rail Flat Top Black Commercial Aluminum 4 Core Drill holes	1	11,961.00	11,961.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		Removal and Haul of 175’ 2-6’x4’ Walk Gate with Expanded Metal (No Panic Bar) 60 Lbs of Concrete Per Line Post 150 Lbs of Concrete per Gate Post Gate To be installed with Expanded metal and adjacent sections approx 3’ to also have expanded metal			
	Aluminum	Children’s Park Perimeter Approx 229’ 39 Sections of 6’x6’ 3 Rail Flat Top Black Commercial Aluminum 2 Core Drill holes Removal and Haul of 229’ 2-6’x5’ Walk Gate with Expanded Metal (No Panic Bar) 60 Lbs of Concrete Per Line Post 150 Lbs of Concrete per Gate Post Gate To be installed with Expanded metal and adjacent sections approx 3’ to also have expanded metal	1	14,921.00	14,921.00
	Aluminum	Pool Pump Equipment Perimeter Approx 54’ 9 Sections of 6’x6’ 3 Rail Flat Top Black Commercial Aluminum 2 Core Drill holes Removal and Haul of 54’ 1-6’x4’ Walk Gate with Expanded Metal (No Panic Bar) 60 Lbs of Concrete Per Line Post 150 Lbs of Concrete per Gate Post	1	4,336.00	4,336.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		Gate To be installed with Expanded metal and adjacent sections approx 3’ to also have expanded metal			

Client states Access Control system will be installed by a third party not Elite Fence and Outdoor of Tampa Bay. Please see picture attached of panic hardware on gate.

SUBTOTAL	58,539.00
TAX	0.00
TOTAL	**$58,539.00**

Accepted By

Accepted Date

Docusign Envelope ID: 497C1243-ABDE-8F85-82A8-90CDC0005DA0

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Touchstone Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Touchstone Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Touchstone Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Docusign Envelope ID: 497C1243-ABDE-8F85-82A8-90CDC0005DA0

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $8,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Touchstone Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This s forth the understanding of Touchstone Community Development District.

Signed by:
4513F3B34B3B46C...

By: _____

Title: Touchstone CDD Chair

Date: 8/24/2026

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FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, August 11, 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
Kushmaal Johnson-Franklin	Field Inspection Coordinator

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 August 11, 2026, agenda was approved as presented.

THIRD ORDER OF BUSINESS **Audience Comments**

No audience comments.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget and Levy of Assessments**

A. Open the Public Hearing

> On MOTION by Mr. Elliot, seconded by Mr. Fisher, with all in favor, the public hearing was opened at 8:03 a.m.

B. Presentation of the Fiscal Year 2027 Approved Proposed Budget

The Fiscal Year 2027 Budget was presented for discussion. A high-level overview of the budget was provided, and discussion ensued. No changes were made.

C. Close the Public Hearing

> On MOTION by Ms. Ball, seconded by Mr. Elliot, with all in favor, the public hearing was closed at 8:23 a.m.

D. Consideration of Resolution 2026-04, Adopting the Fiscal Year 2027 Budget

> On MOTION by Mr. Elliot, seconded by Mr. Fisher, with all in favor, Resolution 2026-04, Adopting the Fiscal Year 2027 Budget, was adopted.

E. Consideration of Resolution 2026-05, Levying of Assessments

> On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, Resolution 2026-05, Levying of Assessments, was adopted.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Field Inspection Report

Ms. Sanchez read the Field Inspection Report into the record. Ms. Fowler was not in attendance.

B. Steadfast Waterway Inspection Report

C. Landscape Report

Steadfast provided a high-level overview of the inspection report for both the pond and landscaping.

D. District Engineer
None.

E. District Counsel
None.

F. District Manager
Ms. Sanchez provided a high-level overview of the financial snapshot.

G. On-site Manager Report
The On-site Manager's report was provided separately via email to the administrative assistant on behalf of Mr. Johnson-Franklin due to technical issues with his email.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Meeting Schedule

> On MOTION by Mr. Hanlon, seconded by Mr. Fisher, with all in favor, Resolution 2026-06, Adopting the Fiscal Year 2027 Meeting Schedule, was adopted.

B. Consideration of Resolution 2026-07, Adopting Goals and Objectives for Fiscal Year 2027

> On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, Resolution 2026-07, Adopting Goals and Objectives for the Fiscal Year 2027, was adopted.

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

> On MOTION by Mr. Angail, seconded by Mr. Hanlon, with all in favor, Complete I.T Proposal Camera Expansion Option 2 with monthly Eagle Eye Speaker Function was approved.

The Complete I.T contract dated March 2026 will be provided to Counsel so an addendum can be prepared.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held on July 14, 2026

> On MOTION by Ms. Ball, seconded by Mr. Hanlon, with all in favor, the Minutes of the Meeting held on July 14, 2026, were approved as presented.

B. Financial Snapshot as of July 31, 2026

> On MOTION by Ms. Ball, seconded by Mr. Hanlon, with all in favor, the Financial Snapshot as of July 31, 2026, was accepted.

C. Cash Flow Analysis as of July 31, 2026

> On MOTION by Ms. Ball, seconded by Mr. Hanlon, with all in favor, the Cash Flow Analysis as of July 31, 2026, was accepted.

EIGHTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Angail requested that Inframark continue distributing the weekly schedule to the Board and to Anna from the HOA.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Elliot, seconded by Mr. Hanlon, with all in favor, the meeting was adjourned at 9:33 a.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 26, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating account balance as of 08/26/2026: $136,776.27.
  - Reserve Fund as of 08/26/2026: $467,135.24.

- **Assessment collections:**
  - Touchstone CDD is 100% collected on the tax roll.

- **Expenses:**
  - Current expenses make up 105.68% of the annual budget through the end of August 31, 2026

    Total expenses for the first 11 months are approximately $1,145,109. There is 1 month left in the fiscal year and Touchstone will need a budget amendment at the end of the fiscal year.

Touchstone CDD

Cash Flow Projection

8/26/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	136,776.27	3.56%
Reserve Account - Valley National Bank	467,135.24	3.56%
Less: Current Outstanding AP	(21,129.00)	
Estimated Cash Available Today	582,782.51	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	582,782.51	
Projections:		
Monthly Average Spend (October - August)	*99,145.18*	
Total Monthly Average Spend	99,145.18	
Average Spend to YE (1 month September)	99,145.18	
Expected Cash Flow at YE (9/30/26)	**483,637.33**	
Average Spend 1st QTR FY27 (2 mos avg spend)	198,290.36	
Expected Need through 1st QTR FY27	**285,346.96**	

**tax roll revenue for the new FY is received in December*