

**Touchstone  
Community Development District**

**June 11, 2024**

**AGENDA PACKAGE**

**Teams Meeting Information**

**Meeting ID: 245 327 299 41**

**Passcode: farytC**

**[Join the meeting now](#)**

**Touchstone Community Development District  
Board of Supervisors**

Agenda Page 2

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>□ Anson Angail, Chairperson</li><li>□ Gregory Elliot, Vice Chairperson</li><li>□ Timothy Fisher, Assistant Secretary</li><li>□ Yitzchak Baum, Assistant Secretary</li><li>□ Corliss Ball, Assistant Secretary</li></ul> | <ul style="list-style-type: none"><li>□ Gene Roberts, District Manager</li><li>□ John Vericker, District Counsel</li><li>□ Todd Amaden, District Engineer</li></ul> |
|---|---|

**Agenda for Regular Meeting**  
Tuesday, June 11, 2024 – 9:00 a.m.

**Teams Meeting Information**

Meeting ID: 245 327 299 41      Passcode: farytC

[Join the meeting now](#)

*All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.*

**1. Call to Order/Roll Call**

**2. Business Items**

- A. Report on Number of Registered Voters (1,460)
- B. Consideration of Resolution 2024-04; Approving Proposed FY 2025 Budget and Setting Public Hearing Date
- C. Discussion on Transition to CDD Emails
- D. Consideration of Campus Suite Website Proposal for FY 2025
- E. Discussion on Touchstone Clubhouse Security Camera System
- F. General Matters of the District

**3. Consent Agenda**

- A. Approval of Minutes of the April 9, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures from March-April 2024  
*(April 2024 O&M To be Sent Under Separate Cover)*
- C. Acceptance of the Financial Report as of March 31, 2024 and April 30, 2024

**4. Staff Reports**

- A. District Counsel
- B. District Manager
  - i. April and May Community Inspection Report
- C. District Engineer

**5. Board of Supervisors' Requests and Comments**

**6. Adjournment**

The next CDD Meeting is scheduled to be held on Tuesday, July 9, 2024 at 9:00 a.m.

**District Office:**

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
954-603-0033

**Meeting Location:**

The Touchstone Clubhouse  
4205 Wild Sienna Blvd  
Tampa, Florida 33619

## **Second Order of Business**

**2A.**





*Craig Latimer*  
**Supervisor of Elections**

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

May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
Touchstone	1460

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

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager



**2B.**

# **Touchstone**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



**Touchstone**  
Community Development District

**Operating Budget**  
Fiscal Year 2025

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**Summary of Revenues, Expenditures and Changes in Fund Balances**  
 General Fund  
 Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU 3/31/24	April- 10/1/2024	PROJECTED FY 2024		BUDGET FY 2025
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	993,131	965,417	27,714	993,131	0%	1,020,009
Special Assmnts- CDD Collected	-	8,360	-	8,360	0%	-
Developer Contributions	-	-	-	-	0%	-
Rental Income	-	2,600	-	2,600	0%	-
Other Miscellaneous Revenues	-	950	-	950	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 993,131</b>	<b>\$ 977,327</b>	<b>\$ 27,714</b>	<b>\$ 1,005,041</b>		<b>\$ 1,020,009</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor Fees	\$ 12,000	\$ 3,200	\$ 8,800	\$ 12,000	0%	\$ 12,000
Onsite Staff	110,000	79,660	80,535	160,195	46%	130,000
District Management	46,350	22,500	23,850	46,350	0%	46,350
Accounting Services	9,270	2,250	7,020	9,270	0%	9,270
Website Admin Services	1,854	781	1,073	1,854	0%	1,854
District Engineer	5,000	825	4,175	5,000	0%	5,000
District Counsel	15,000	7,254	7,746	15,000	0%	15,000
Trustees Fees	12,300	15,785	-	15,785	28%	15,785
Auditing Services	7,800	-	7,800	7,800	0%	7,800
Postage, Phone, Faxes, Copies	3,000	128	2,872	3,000	0%	3,000
Legal Advertising	2,500	926	1,574	2,500	0%	2,500
Bank Fees	750	-	750	750	0%	750
Dues, Licenses & Fees	450	175	275	450	0%	450
Onsite Office Supplies	200	-	200	200	0%	200
Website ADA Compliance	1,500	1,500	-	1,500	0%	1,500
Disclosure Report	12,980	4,200	8,780	12,980	0%	10,000
Misc Admin	500	-	500	500	0%	500
Email Hosting Vendor	618	-	618	618	0%	618
Non Ad Valorem Taxes	-	3,967	-	3,967	0%	-
Payroll Taxes	27,500	-	27,500	27,500	0%	27,500
<b>Total Financial and Administrative</b>	<b>\$ 269,572</b>	<b>\$ 143,151</b>	<b>\$ 184,068</b>	<b>\$ 327,219</b>		<b>\$ 290,077</b>
<b>Insurance</b>						
General Liability	\$ 4,228	\$ 3,409	\$ 819	\$ 4,228	0%	\$ 3,750
Public Officials Insurance	3,458	2,788	670	3,458	0%	3,067
Property & Casualty Insurance	24,547	31,406	-	31,406	28%	35,489
<b>Total Insurance</b>	<b>\$ 32,233</b>	<b>\$ 37,603</b>	<b>\$ 1,489</b>	<b>\$ 39,092</b>		<b>\$ 42,306</b>
<b>Utility Services</b>						
Electric Utility Services	\$ 145,000	\$ 62,882	\$ 63,573	\$ 126,455	-13%	\$ 140,000
Water/Waste	15,000	3,542	3,581	7,123	-53%	15,000
<b>Total Utility Services</b>	<b>\$ 160,000</b>	<b>\$ 66,424</b>	<b>\$ 67,154</b>	<b>\$ 133,578</b>		<b>\$ 155,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
 General Fund  
 Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>		<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>% +/-)</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>10/1/2024</b>	<b>FY 2024</b>	<b>Budget</b>	<b>FY 2025</b>
<b>Amenity</b>						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Janitorial - Contract	25,000	10,800	14,200	25,000	0%	25,000
Janitorial - Supplies/Other	1,500	-	1,500	1,500	0%	1,500
Amenity Center R&M	5,000	-	5,000	5,000	0%	5,000
Amenity Pest Control	6,000	-	6,000	6,000	0%	6,000
Clubhouse Utilities	25,000	1,489	23,511	25,000	0%	25,000
Fire Control	15,000	-	15,000	15,000	0%	5,000
Contracts - HVAC	1,000	-	1,000	1,000	0%	1,000
General R&M	5,000	3,915	1,085	5,000	0%	5,000
Fitness Equipment	3,000	-	3,000	3,000	0%	3,000
Entrance Monuments, Gates, Walls R&M	1,000	575	425	1,000	0%	1,000
Holiday Lighting	5,000	6,229	-	6,229	25%	5,000
Pool Maintenance - Contract	30,000	17,215	12,785	30,000	0%	30,000
Amenity Furniture	3,000	-	3,000	3,000	0%	3,000
Security Monitoring Services	21,000	11,083	9,917	21,000	0%	21,000
Capital Reserve	47,426	-	47,426	47,426	0%	47,426
R&M Lights	1,000	-	1,000	1,000	0%	1,000
Trash Services	7,200	-	7,200	7,200	0%	7,200
<b>Total Amenity</b>	<b>\$ 202,126</b>	<b>\$ 51,306</b>	<b>\$ 152,049</b>	<b>\$ 203,355</b>		<b>\$ 192,126</b>
<b>Landscape and Pond Maintenance</b>						
Landscape Maintenance - Contract	\$ 213,500	\$ 115,703	\$ 97,797	\$ 213,500	0%	\$ 224,000
Landscaping - R&M	20,000	2,300	17,700	20,000	0%	20,000
Landscaping - Mulch	45,000	18,000	27,000	45,000	0%	45,000
Landscaping - Plant Replacement Program	20,000	11,617	8,383	20,000	0%	20,000
Irrigation Maintenance	15,000	3,117	11,883	15,000	0%	15,000
Waterway Management Program	9,200	4,050	5,150	9,200	0%	12,000
Wetland Maintenance	1,500	-	1,500	1,500	0%	1,500
Drainage	5,000	-	5,000	5,000	0%	3,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 329,200</b>	<b>\$ 154,787</b>	<b>\$ 174,413</b>	<b>\$ 329,200</b>		<b>\$ 340,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 993,131</b>	<b>\$ 453,271</b>	<b>\$ 579,173</b>	<b>\$ 1,032,444</b>		<b>\$ 1,020,009</b>
Excess (deficiency) of revenues	\$ -	\$ 524,056	\$ (551,459)	\$ (27,403)		\$ -
Net change in fund balance	\$ -	\$ 524,056	\$ (551,459)	\$ (27,403)		\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 335,160</b>	<b>\$ 335,160</b>	<b>\$ 859,216</b>	<b>\$ 335,160</b>		<b>\$ 307,757</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 335,160</b>	<b>\$ 859,216</b>	<b>\$ 307,757</b>	<b>\$ 307,757</b>		<b>\$ 307,757</b>

**Budget Narrative**  
Fiscal Year 2025

**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**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.



**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2025

**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.

**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 2025

**EXPENDITURES**

**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.

**EXPENDITURES**

**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 2025

**EXPENDITURES**

**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.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2025

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

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

**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.

**EXPENDITURES**

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**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.

**EXPENDITURES**

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**Landscape and Pond Maintenance (Continued)**

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**Budget Narrative**  
Fiscal Year 2025

**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.

**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.

<b>EXPENDITURES</b>
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**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.

**Budget Narrative**  
Fiscal Year 2025

**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

### **Debt Service Budgets**

Fiscal Year 2025



**Series 2018 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 330,050
<b>TOTAL REVENUES</b>	<b>\$ 330,050</b>
<b>EXPENDITURES</b>	
June Bond Interest Payment	\$ 111,194
June Bond Principal Payment	\$ 110,000
December Bond Interest Payment	\$ 108,856
<b>TOTAL EXPENDITURES</b>	<b>\$ 330,050</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 12/15/2024	\$ 4,775,000
Principal Payment Applied Toward Bonds	\$ 110,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$ 4,665,000</b>

**Touchstone**

Community Development District

Series 2018 Debt Service

**Touchstone CDD  
Special Assessment Bonds, Series 2018**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
2/27/2018	\$ 5,370,000				
6/15/2018	\$ 5,370,000			\$ 73,211	\$ 73,211
12/15/2018	\$ 5,370,000			\$ 122,019	\$ 122,019
6/15/2019	\$ 5,280,000	\$ 90,000	3.500%	\$ 122,019	\$ 212,019
12/15/2019	\$ 5,280,000			\$ 120,444	\$ 120,444
6/15/2020	\$ 5,185,000	\$ 95,000	3.500%	\$ 120,444	\$ 215,444
12/15/2020	\$ 5,185,000			\$ 118,781	\$ 118,781
6/15/2021	\$ 5,090,000	\$ 95,000	3.500%	\$ 118,781	\$ 213,781
12/15/2021	\$ 5,090,000			\$ 117,119	\$ 117,119
6/15/2022	\$ 4,990,000	\$ 100,000	3.500%	\$ 117,119	\$ 217,119
12/15/2022	\$ 4,990,000			\$ 115,369	\$ 115,369
6/15/2023	\$ 4,885,000	\$ 105,000	3.500%	\$ 115,369	\$ 220,369
12/15/2023	\$ 4,885,000			\$ 113,531	\$ 113,531
6/15/2024	\$ 4,775,000	\$ 110,000	4.250%	\$ 113,531	\$ 223,531
12/15/2024	\$ 4,775,000			\$ 111,194	\$ 111,194
6/15/2025	\$ 4,665,000	\$ 110,000	4.250%	\$ 111,194	\$ 221,194
12/15/2025	\$ 4,665,000			\$ 108,856	\$ 108,856
6/15/2026	\$ 4,550,000	\$ 115,000	4.250%	\$ 108,856	\$ 223,856
12/15/2026	\$ 4,550,000			\$ 106,413	\$ 106,413
6/15/2027	\$ 4,430,000	\$ 120,000	4.250%	\$ 106,413	\$ 226,413
12/15/2027	\$ 4,430,000			\$ 103,863	\$ 103,863
6/15/2028	\$ 4,305,000	\$ 125,000	4.250%	\$ 103,863	\$ 228,863
12/15/2028	\$ 4,305,000			\$ 101,206	\$ 101,206
6/15/2029	\$ 4,170,000	\$ 135,000	4.625%	\$ 101,206	\$ 236,206
12/15/2029	\$ 4,170,000			\$ 98,084	\$ 98,084
6/15/2030	\$ 4,030,000	\$ 140,000	4.625%	\$ 98,084	\$ 238,084
12/15/2030	\$ 4,030,000			\$ 94,847	\$ 94,847
6/15/2031	\$ 3,885,000	\$ 145,000	4.625%	\$ 94,847	\$ 239,847
12/15/2031	\$ 3,885,000			\$ 91,494	\$ 91,494
6/15/2032	\$ 3,730,000	\$ 155,000	4.625%	\$ 91,494	\$ 246,494
12/15/2032	\$ 3,730,000			\$ 87,909	\$ 87,909
6/15/2033	\$ 3,570,000	\$ 160,000	4.625%	\$ 87,909	\$ 247,909
12/15/2033	\$ 3,570,000			\$ 84,209	\$ 84,209
6/15/2034	\$ 3,400,000	\$ 170,000	4.625%	\$ 84,209	\$ 254,209
12/15/2034	\$ 3,400,000			\$ 80,278	\$ 80,278
6/15/2035	\$ 3,225,000	\$ 175,000	4.625%	\$ 80,278	\$ 255,278
12/15/2035	\$ 3,225,000			\$ 76,231	\$ 76,231
6/15/2036	\$ 3,040,000	\$ 185,000	4.625%	\$ 76,231	\$ 261,231
12/15/2036	\$ 3,040,000			\$ 71,953	\$ 71,953
6/15/2037	\$ 2,845,000	\$ 195,000	4.625%	\$ 71,953	\$ 266,953
12/15/2037	\$ 2,845,000			\$ 67,444	\$ 67,444
6/15/2038	\$ 2,645,000	\$ 200,000	4.625%	\$ 67,444	\$ 267,444
12/15/2038	\$ 2,645,000			\$ 62,819	\$ 62,819
6/15/2039	\$ 2,435,000	\$ 210,000	4.750%	\$ 62,819	\$ 272,819
12/15/2039	\$ 2,435,000			\$ 57,831	\$ 57,831

**Touchstone**  
Community Development District

*Series 2018 Debt Service*

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
6/15/2040	\$ 2,215,000	\$ 220,000	4.750%	\$ 57,831	\$ 277,831
12/15/2040	\$ 2,215,000			\$ 52,606	\$ 52,606
6/15/2041	\$ 1,980,000	\$ 235,000	4.750%	\$ 52,606	\$ 287,606
12/15/2041	\$ 1,980,000			\$ 47,025	\$ 47,025
6/15/2042	\$ 1,735,000	\$ 245,000	4.750%	\$ 47,025	\$ 292,025
12/15/2042	\$ 1,735,000			\$ 41,206	\$ 41,206
6/15/2043	\$ 1,480,000	\$ 255,000	4.750%	\$ 41,206	\$ 296,206
12/15/2043	\$ 1,480,000			\$ 35,150	\$ 35,150
6/15/2044	\$ 1,210,000	\$ 270,000	4.750%	\$ 35,150	\$ 305,150
12/15/2044	\$ 1,210,000			\$ 28,738	\$ 28,738
6/15/2045	\$ 930,000	\$ 280,000	4.750%	\$ 28,738	\$ 308,738
12/15/2045	\$ 930,000			\$ 22,088	\$ 22,088
6/15/2046	\$ 635,000	\$ 295,000	4.750%	\$ 22,088	\$ 317,088
12/15/2046	\$ 635,000			\$ 15,081	\$ 15,081
6/15/2047	\$ 325,000	\$ 310,000	4.750%	\$ 15,081	\$ 325,081
12/15/2047	\$ 325,000			\$ 7,719	\$ 7,719
6/15/2048		\$ 325,000	4.750%	\$ 7,719	\$ 332,719
		<b>\$ 5,370,000</b>		<b>\$ 4,796,224</b>	<b>\$ 10,166,224</b>

**Series 2019-1 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	565,456
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>565,456</b>
<b>EXPENDITURES</b>		
June Bond Interest Payment	\$	175,228
December Bond Principal Payment	\$	215,000
December Bond Interest Payment	\$	175,228
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>565,456</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 12/15/2024	\$	8,815,000
Principal Payment Applied Toward Bonds	\$	215,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>8,600,000</b>

**Touchstone Community Development District  
Special Assessment Bonds, Series 2019 (2019 Project)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
6/15/2020	\$ 9,800,000			\$ 195,913.72	\$ 195,913.72
12/15/2020	\$ 9,800,000	\$ 180,000	3.13%	\$ 190,618.75	\$ 370,618.75
6/15/2021	\$ 9,620,000			\$ 187,806.25	\$ 187,806.25
12/15/2021	\$ 9,620,000	\$ 190,000	3.13%	\$ 187,806.25	\$ 377,806.25
6/15/2022	\$ 9,430,000			\$ 184,837.50	\$ 184,837.50
12/15/2022	\$ 9,430,000	\$ 200,000	3.13%	\$ 184,837.50	\$ 384,837.50
6/15/2023	\$ 9,230,000			\$ 181,712.50	\$ 181,712.50
12/15/2023	\$ 9,230,000	\$ 205,000	3.13%	\$ 181,712.50	\$ 386,712.50
6/15/2024	\$ 9,025,000			\$ 178,509.38	\$ 178,509.38
12/15/2024	\$ 9,025,000	\$ 210,000	3.13%	\$ 178,509.38	\$ 388,509.38
6/15/2025	\$ 8,815,000			\$ 175,228.13	\$ 175,228.13
12/15/2025	\$ 8,815,000	\$ 215,000	3.13%	\$ 175,228.13	\$ 390,228.13
6/15/2026	\$ 8,600,000			\$ 171,868.75	\$ 171,868.75
12/15/2026	\$ 8,600,000	\$ 225,000	3.63%	\$ 171,868.75	\$ 396,868.75
6/15/2027	\$ 8,375,000			\$ 167,790.63	\$ 167,790.63
12/15/2027	\$ 8,375,000	\$ 230,000	3.63%	\$ 167,790.63	\$ 397,790.63
6/15/2028	\$ 8,145,000			\$ 163,621.88	\$ 163,621.88
12/15/2028	\$ 8,145,000	\$ 240,000	3.63%	\$ 163,621.88	\$ 403,621.88
6/15/2029	\$ 7,905,000			\$ 159,271.88	\$ 159,271.88
12/15/2029	\$ 7,905,000	\$ 250,000	3.63%	\$ 159,271.88	\$ 409,271.88
6/15/2030	\$ 7,655,000			\$ 154,740.63	\$ 154,740.63
12/15/2030	\$ 7,655,000	\$ 260,000	3.63%	\$ 154,740.63	\$ 414,740.63
6/15/2031	\$ 7,395,000			\$ 150,028.13	\$ 150,028.13
12/15/2031	\$ 7,395,000	\$ 265,000	3.63%	\$ 150,028.13	\$ 415,028.13
6/15/2032	\$ 7,130,000			\$ 145,225.00	\$ 145,225.00
12/15/2032	\$ 7,130,000	\$ 275,000	4.00%	\$ 145,225.00	\$ 420,225.00
6/15/2033	\$ 6,855,000			\$ 139,725.00	\$ 139,725.00
12/15/2033	\$ 6,855,000	\$ 290,000	4.00%	\$ 139,725.00	\$ 429,725.00
6/15/2034	\$ 6,565,000			\$ 133,925.00	\$ 133,925.00
12/15/2034	\$ 6,565,000	\$ 300,000	4.00%	\$ 133,925.00	\$ 433,925.00
6/15/2035	\$ 6,265,000			\$ 127,925.00	\$ 127,925.00
12/15/2035	\$ 6,265,000	\$ 310,000	4.00%	\$ 127,925.00	\$ 437,925.00
6/15/2036	\$ 5,955,000			\$ 121,725.00	\$ 121,725.00
12/15/2036	\$ 5,955,000	\$ 325,000	4.00%	\$ 121,725.00	\$ 446,725.00
6/15/2037	\$ 5,630,000			\$ 115,225.00	\$ 115,225.00
12/15/2037	\$ 5,630,000	\$ 335,000	4.00%	\$ 115,225.00	\$ 450,225.00
6/15/2038	\$ 5,295,000			\$ 108,525.00	\$ 108,525.00
12/15/2038	\$ 5,295,000	\$ 350,000	4.00%	\$ 108,525.00	\$ 458,525.00
6/15/2039	\$ 4,945,000			\$ 101,525.00	\$ 101,525.00
12/15/2039	\$ 4,945,000	\$ 365,000	4.00%	\$ 101,525.00	\$ 466,525.00
6/15/2040	\$ 4,580,000			\$ 94,225.00	\$ 94,225.00
12/15/2040	\$ 4,580,000	\$ 380,000	4.00%	\$ 94,225.00	\$ 474,225.00
6/15/2041	\$ 4,200,000			\$ 86,625.00	\$ 86,625.00
12/15/2041	\$ 4,200,000	\$ 395,000	4.13%	\$ 86,625.00	\$ 481,625.00
6/15/2042	\$ 3,805,000			\$ 78,478.13	\$ 78,478.13
12/15/2042	\$ 3,805,000	\$ 410,000	4.13%	\$ 78,478.13	\$ 488,478.13
6/15/2043	\$ 3,395,000			\$ 70,021.88	\$ 70,021.88
12/15/2043	\$ 3,395,000	\$ 425,000	4.13%	\$ 70,021.88	\$ 495,021.88
6/15/2044	\$ 2,970,000			\$ 61,256.25	\$ 61,256.25
12/15/2044	\$ 2,970,000	\$ 445,000	4.13%	\$ 61,256.25	\$ 506,256.25
6/15/2045	\$ 2,525,000			\$ 52,078.13	\$ 52,078.13
12/15/2045	\$ 2,525,000	\$ 465,000	4.13%	\$ 52,078.13	\$ 517,078.13
6/15/2046	\$ 2,060,000			\$ 42,487.50	\$ 42,487.50
12/15/2046	\$ 2,060,000	\$ 485,000	4.13%	\$ 42,487.50	\$ 527,487.50
6/15/2047	\$ 1,575,000			\$ 32,484.38	\$ 32,484.38
12/15/2047	\$ 1,575,000	\$ 505,000	4.13%	\$ 32,484.38	\$ 537,484.38
6/15/2048	\$ 1,070,000			\$ 22,068.75	\$ 22,068.75
12/15/2048	\$ 1,070,000	\$ 525,000	4.13%	\$ 22,068.75	\$ 547,068.75
6/15/2049	\$ 545,000			\$ 11,240.63	\$ 11,240.63
12/15/2049	\$ 545,000	\$ 545,000	4.13%	\$ 11,240.63	\$ 556,240.63
	\$	<b>9,800,000</b>		\$ <b>7,226,895.09</b>	\$ <b>17,026,895.09</b>

**Series 2022-1 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	456,988
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>456,988</b>
<b>EXPENDITURES</b>		
May Bond Interest Payment	\$	179,619
May Bond Principal Payment	\$	100,000
November Bond Interest Payment	\$	177,369
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>456,988</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 12/15/2024	\$	6,685,000
Principal Payment Applied Toward Bonds	\$	100,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>6,585,000</b>

**Touchstone**

Community Development District

Series 2022-1 Debt Service

**Touchstone Community Development District  
Special Assessment Bonds (Senior), Series 2022A-1**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 6,780,000			\$ 169,290	\$ 169,290
11/1/2023	\$ 6,780,000			\$ 182,469	\$ 182,469
5/1/2024	\$ 6,780,000	\$ 95,000	6.000%	\$ 182,469	\$ 277,469
11/1/2024	\$ 6,685,000			\$ 179,619	\$ 179,619
5/1/2025	\$ 6,685,000	\$ 100,000	4.500%	\$ 179,619	\$ 279,619
11/1/2025	\$ 6,585,000			\$ 177,369	\$ 177,369
5/1/2026	\$ 6,585,000	\$ 105,000	4.500%	\$ 177,369	\$ 282,369
11/1/2026	\$ 6,480,000			\$ 175,006	\$ 175,006
5/1/2027	\$ 6,480,000	\$ 110,000	4.500%	\$ 175,006	\$ 285,006
11/1/2027	\$ 6,370,000			\$ 172,531	\$ 172,531
5/1/2028	\$ 6,370,000	\$ 115,000	4.500%	\$ 172,531	\$ 287,531
11/1/2028	\$ 6,255,000			\$ 169,944	\$ 169,944
5/1/2029	\$ 6,255,000	\$ 120,000	4.500%	\$ 169,944	\$ 289,944
11/1/2029	\$ 6,135,000			\$ 167,244	\$ 167,244
5/1/2030	\$ 6,135,000	\$ 130,000	5.375%	\$ 167,244	\$ 297,244
11/1/2030	\$ 6,005,000			\$ 163,750	\$ 163,750
5/1/2031	\$ 6,005,000	\$ 135,000	5.375%	\$ 163,750	\$ 298,750
11/1/2031	\$ 5,870,000			\$ 160,122	\$ 160,122
5/1/2032	\$ 5,870,000	\$ 145,000	5.375%	\$ 160,122	\$ 305,122
11/1/2032	\$ 5,725,000			\$ 156,225	\$ 156,225
5/1/2033	\$ 5,725,000	\$ 150,000	5.375%	\$ 156,225	\$ 306,225
11/1/2033	\$ 5,575,000			\$ 152,194	\$ 152,194
5/1/2034	\$ 5,575,000	\$ 160,000	5.375%	\$ 152,194	\$ 312,194
11/1/2034	\$ 5,415,000			\$ 147,894	\$ 147,894
5/1/2035	\$ 5,415,000	\$ 170,000	5.375%	\$ 147,894	\$ 317,894
11/1/2035	\$ 5,245,000			\$ 143,325	\$ 143,325
5/1/2036	\$ 5,245,000	\$ 175,000	5.375%	\$ 143,325	\$ 318,325
11/1/2036	\$ 5,070,000			\$ 138,622	\$ 138,622
5/1/2037	\$ 5,070,000	\$ 185,000	5.375%	\$ 138,622	\$ 323,622
11/1/2037	\$ 4,885,000			\$ 133,650	\$ 133,650
5/1/2038	\$ 4,885,000	\$ 195,000	5.375%	\$ 133,650	\$ 328,650
11/1/2038	\$ 4,690,000			\$ 128,409	\$ 128,409
5/1/2039	\$ 4,690,000	\$ 210,000	5.375%	\$ 128,409	\$ 338,409
11/1/2039	\$ 4,480,000			\$ 122,766	\$ 122,766
5/1/2040	\$ 4,480,000	\$ 220,000	5.375%	\$ 122,766	\$ 342,766
11/1/2040	\$ 4,260,000			\$ 116,853	\$ 116,853
5/1/2041	\$ 4,260,000	\$ 230,000	5.375%	\$ 116,853	\$ 346,853
11/1/2041	\$ 4,030,000			\$ 110,672	\$ 110,672
5/1/2042	\$ 4,030,000	\$ 245,000	5.375%	\$ 110,672	\$ 355,672
11/1/2042	\$ 3,785,000			\$ 104,088	\$ 104,088
5/1/2043	\$ 3,785,000	\$ 260,000	5.500%	\$ 104,088	\$ 364,088
11/1/2043	\$ 3,525,000			\$ 96,938	\$ 96,938
5/1/2044	\$ 3,525,000	\$ 270,000	5.500%	\$ 96,938	\$ 366,938
11/1/2044	\$ 3,255,000			\$ 89,513	\$ 89,513
5/1/2045	\$ 3,255,000	\$ 285,000	5.500%	\$ 89,513	\$ 374,513
11/1/2045	\$ 2,970,000			\$ 81,675	\$ 81,675
5/1/2046	\$ 2,970,000	\$ 305,000	5.500%	\$ 81,675	\$ 386,675
11/1/2046	\$ 2,665,000			\$ 73,288	\$ 73,288
5/1/2047	\$ 2,665,000	\$ 320,000	5.500%	\$ 73,288	\$ 393,288
11/1/2047	\$ 2,345,000			\$ 64,488	\$ 64,488
5/1/2048	\$ 2,345,000	\$ 340,000	5.500%	\$ 64,488	\$ 404,488
11/1/2048	\$ 2,005,000			\$ 55,138	\$ 55,138
5/1/2049	\$ 2,005,000	\$ 360,000	5.500%	\$ 55,138	\$ 415,138
11/1/2049	\$ 1,645,000			\$ 45,238	\$ 45,238
5/1/2050	\$ 1,645,000	\$ 380,000	5.500%	\$ 45,238	\$ 425,238
11/1/2050	\$ 1,265,000			\$ 34,788	\$ 34,788
5/1/2051	\$ 1,265,000	\$ 400,000	5.500%	\$ 34,788	\$ 434,788
11/1/2051	\$ 865,000			\$ 23,788	\$ 23,788
5/1/2052	\$ 865,000	\$ 420,000	5.500%	\$ 23,788	\$ 443,788
11/1/2052	\$ 445,000			\$ 12,238	\$ 12,238
5/1/2053	\$ 445,000	\$ 445,000	5.500%	\$ 12,238	\$ 457,238
	<b>\$ 6,780,000</b>			<b>\$ 7,328,966</b>	<b>\$ 14,108,966</b>

**Series 2022-2 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	53,563
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>53,563</b>
<b>EXPENDITURES</b>		
May Bond Interest Payment	\$	21,906
May Bond Principal Payment	\$	10,000
November Bond Interest Payment	\$	21,656
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>53,563</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 12/15/2024	\$	750,000
Principal Payment Applied Toward Bonds	\$	10,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>740,000</b>



**Touchstone**

Community Development District

Series 2022-2 Debt Service

**Touchstone Community Development District  
Special Assessment Bonds (Subordinate), Series 2022A-2**

Period Ending	Ousting Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 760,000			\$ 20,556	\$ 20,556
11/1/2023	\$ 760,000			\$ 22,156	\$ 22,156
5/1/2024	\$ 760,000	\$ 10,000	5.000%	\$ 22,156	\$ 32,156
11/1/2024	\$ 750,000			\$ 21,906	\$ 21,906
5/1/2025	\$ 750,000	\$ 10,000	5.000%	\$ 21,906	\$ 31,906
11/1/2025	\$ 740,000			\$ 21,656	\$ 21,656
5/1/2026	\$ 740,000	\$ 10,000	5.000%	\$ 21,656	\$ 31,656
11/1/2026	\$ 730,000			\$ 21,406	\$ 21,406
5/1/2027	\$ 730,000	\$ 10,000	5.000%	\$ 21,406	\$ 31,406
11/1/2027	\$ 720,000			\$ 21,156	\$ 21,156
5/1/2028	\$ 720,000	\$ 10,000	5.000%	\$ 21,156	\$ 31,156
11/1/2028	\$ 710,000			\$ 20,906	\$ 20,906
5/1/2029	\$ 710,000	\$ 15,000	5.000%	\$ 20,906	\$ 35,906
11/1/2029	\$ 695,000			\$ 20,531	\$ 20,531
5/1/2030	\$ 695,000	\$ 15,000	5.750%	\$ 20,531	\$ 35,531
11/1/2030	\$ 680,000			\$ 20,100	\$ 20,100
5/1/2031	\$ 680,000	\$ 15,000	5.750%	\$ 20,100	\$ 35,100
11/1/2031	\$ 665,000			\$ 19,669	\$ 19,669
5/1/2032	\$ 665,000	\$ 15,000	5.750%	\$ 19,669	\$ 34,669
11/1/2032	\$ 650,000			\$ 19,238	\$ 19,238
5/1/2033	\$ 650,000	\$ 15,000	5.750%	\$ 19,238	\$ 34,238
11/1/2033	\$ 635,000			\$ 18,806	\$ 18,806
5/1/2034	\$ 635,000	\$ 15,000	5.750%	\$ 18,806	\$ 33,806
11/1/2034	\$ 620,000			\$ 18,375	\$ 18,375
5/1/2035	\$ 620,000	\$ 20,000	5.750%	\$ 18,375	\$ 38,375
11/1/2035	\$ 600,000			\$ 17,800	\$ 17,800
5/1/2036	\$ 600,000	\$ 20,000	5.750%	\$ 17,800	\$ 37,800
11/1/2036	\$ 580,000			\$ 17,225	\$ 17,225
5/1/2037	\$ 580,000	\$ 20,000	5.750%	\$ 17,225	\$ 37,225
11/1/2037	\$ 560,000			\$ 16,650	\$ 16,650
5/1/2038	\$ 560,000	\$ 20,000	5.750%	\$ 16,650	\$ 36,650
11/1/2038	\$ 540,000			\$ 16,075	\$ 16,075
5/1/2039	\$ 540,000	\$ 25,000	5.750%	\$ 16,075	\$ 41,075
11/1/2039	\$ 515,000			\$ 15,356	\$ 15,356
5/1/2040	\$ 515,000	\$ 25,000	5.750%	\$ 15,356	\$ 40,356
11/1/2040	\$ 490,000			\$ 14,638	\$ 14,638
5/1/2041	\$ 490,000	\$ 25,000	5.750%	\$ 14,638	\$ 39,638
11/1/2041	\$ 465,000			\$ 13,919	\$ 13,919
5/1/2042	\$ 465,000	\$ 25,000	5.750%	\$ 13,919	\$ 38,919
11/1/2042	\$ 440,000			\$ 13,200	\$ 13,200
5/1/2043	\$ 440,000	\$ 30,000	6.000%	\$ 13,200	\$ 43,200
11/1/2043	\$ 410,000			\$ 12,300	\$ 12,300
5/1/2044	\$ 410,000	\$ 30,000	6.000%	\$ 12,300	\$ 42,300
11/1/2044	\$ 380,000			\$ 11,400	\$ 11,400
5/1/2045	\$ 380,000	\$ 35,000	6.000%	\$ 11,400	\$ 46,400
11/1/2045	\$ 345,000			\$ 10,350	\$ 10,350
5/1/2046	\$ 345,000	\$ 35,000	6.000%	\$ 10,350	\$ 45,350
11/1/2046	\$ 310,000			\$ 9,300	\$ 9,300
5/1/2047	\$ 310,000	\$ 35,000	6.000%	\$ 9,300	\$ 44,300
11/1/2047	\$ 275,000			\$ 8,250	\$ 8,250
5/1/2048	\$ 275,000	\$ 40,000	6.000%	\$ 8,250	\$ 48,250
11/1/2048	\$ 235,000			\$ 7,050	\$ 7,050
5/1/2049	\$ 235,000	\$ 40,000	6.000%	\$ 7,050	\$ 47,050
11/1/2049	\$ 195,000			\$ 5,850	\$ 5,850
5/1/2050	\$ 195,000	\$ 45,000	6.000%	\$ 5,850	\$ 50,850
11/1/2050	\$ 150,000			\$ 4,500	\$ 4,500
5/1/2051	\$ 150,000	\$ 45,000	6.000%	\$ 4,500	\$ 49,500
11/1/2051	\$ 105,000			\$ 3,150	\$ 3,150
5/1/2052	\$ 105,000	\$ 50,000	6.000%	\$ 3,150	\$ 53,150
11/1/2052	\$ 55,000			\$ 1,650	\$ 1,650
5/1/2053	\$ 55,000	\$ 55,000	6.000%	\$ 1,650	\$ 56,650
	<b>\$ 760,000</b>			<b>\$ 909,694</b>	<b>\$ 1,669,694</b>

## **Touchstone**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2025

**Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024**

**ASSESSMENT ALLOCATION**

Assessment Area One													
Product	Units	O&M Assessment			Debt Service Series 2018			Debt Service Series 2022			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Townhome	162	\$ 528.60	\$ 514.67	\$ 13.92	\$ 468.34	\$ 468.34	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 1,529.98	\$ 1,516.05	\$ 13.92
SF 35'	93	\$ 1,027.82	\$ 1,000.74	\$ 27.08	\$ 910.65	\$ 910.65	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,471.51	\$ 2,444.43	\$ 27.08
SF 40'	124	\$ 1,174.65	\$ 1,143.70	\$ 30.95	\$ 1,040.75	\$ 1,040.75	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,748.44	\$ 2,717.49	\$ 30.95
SF 50'	51	\$ 1,468.32	\$ 1,429.63	\$ 38.68	\$ 1,300.93	\$ 1,300.93	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 3,302.29	\$ 3,263.60	\$ 38.68
	<b>430</b>												

Assessment Area Two													
Product	Units	O&M Assessment			Debt Service Series 2019			Debt Service Series 2022			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Townhome	50	\$ 528.60	\$ 514.67	\$ 13.00	\$ 468.39	\$ 468.39	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 1,530.03	\$ 1,516.10	\$ 13.92
SF 35'	208	\$ 1,027.82	\$ 1,000.74	\$ 27.00	\$ 910.76	\$ 910.76	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,471.62	\$ 2,444.54	\$ 27.08
SF 40'	221	\$ 1,174.65	\$ 1,143.70	\$ 30.00	\$ 1,040.87	\$ 1,040.87	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 2,748.56	\$ 2,717.61	\$ 30.95
SF 50'	125	\$ 1,468.32	\$ 1,429.63	\$ 38.00	\$ 1,301.08	\$ 1,301.08	\$ -	\$ 533.04	\$ 533.04	\$ -	\$ 3,302.44	\$ 3,263.75	\$ 38.68
	<b>604</b>												

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Touchstone Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Tuesday, August 13, 2024

HOUR: 9:00 a.m.

LOCATION: Touchstone Clubhouse  
4205 Wild Sienna Boulevard  
Tampa, Florida 33619

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 11, 2024.**

Attest:

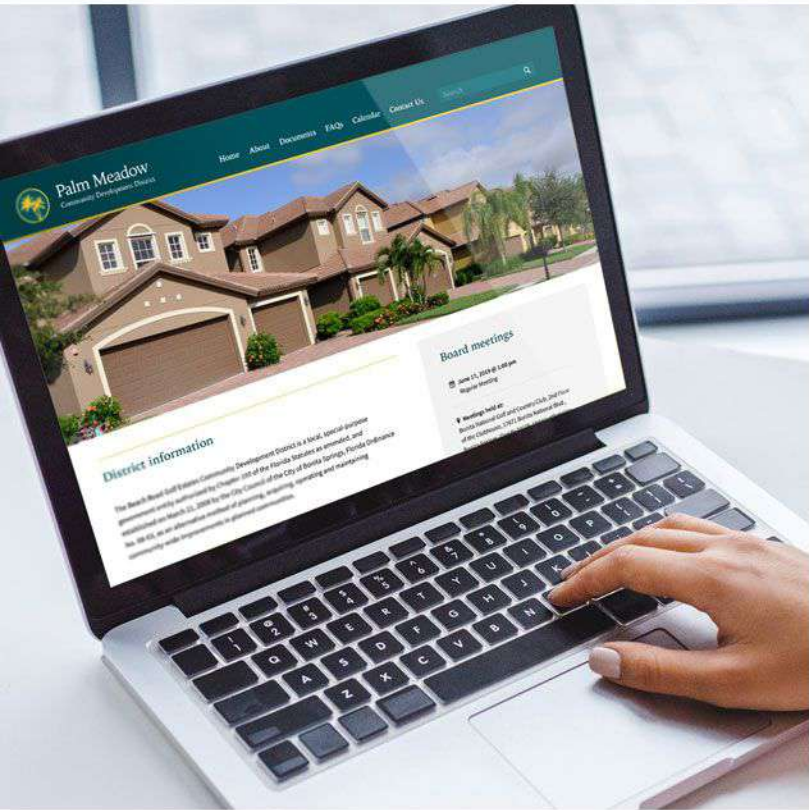
**Touchstone Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit 2B: Proposed Budget for Fiscal Year 2024/2025**

**2D.**



# Keeping your community informed. And you compliant.

Touchstone Community Development District

Proposal date: 05 / 23 / 2024

Proposal ID: N2JPQ-IMEVD-PGFSJ-XYTQ

- Pricing.....2
- Services.....3-5
- FAQs.....6
- Statement of work.....7-8
- Terms and conditions.....9-12



**Ted Saul**  
*Director - Digital Communication*

 *Certified Specialist*



# Pricing

Effective date: 10 / 01 / 2024

Implementation	Quantity	Subtotal
<b>On-boarding of ADA Compliant Website and Remediation of Historical Documents</b>	1	1512.30

- Migration website pages and present on a staged website for approval
- Initial PDF Accessibility Compliance Service for unlimited pages of remediation

Annual ongoing services	Quantity	Subtotal
<b>Website services</b>	1	615

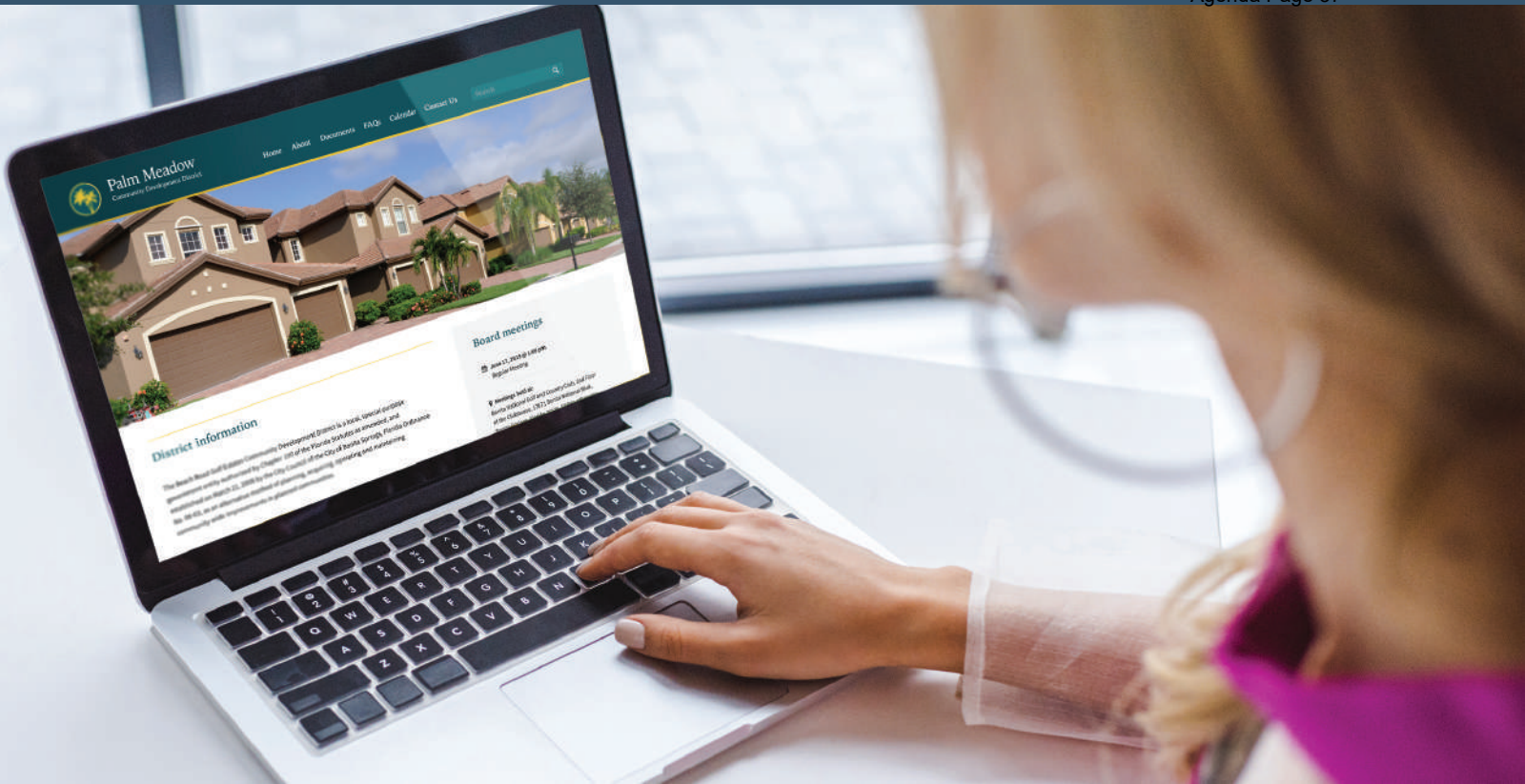
- Hosting, support and training for users
- Website management tools to make updates
- Secure certification (https)
- Monthly accessibility site reporting, monitoring and error corrections

<b>Ongoing PDF Accessibility Compliance Service</b> <ul style="list-style-type: none"> <li>• Remediation of all PDFs stored on your website</li> <li>• Dashboard for reporting and managing all PDFs</li> <li>• 48-hour turnaround for fixes for board agendas</li> <li>• PDF manager dashboard</li> </ul>	Unlimited	937.50
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*\*Maximum PDF pages per 12 month period*

**Total: \$3,064.80**





# Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

## Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

## Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

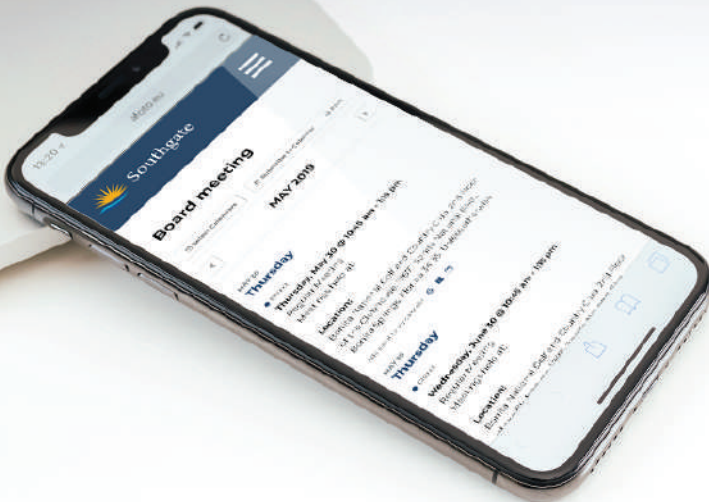


Save CDD board time and money

# Keeping your community informed and compliant.



**Accessibility Compliance**  
with Campus Suite



## We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

### We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

## A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

### Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

### Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



**campus**  
suite



## A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**W3C**<sup>®</sup>  
WCAG 2.0



**Campus Suite Academy**  
**Website Accessibility Center**

[www.campussuite.com/accessibility-center](http://www.campussuite.com/accessibility-center)

# Frequently asked questions

## **For PDF service, what is the price per page?**

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

## **What does the PDF scan and remediation process look like?**

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

## **What does the ADA managed service process for our website look like?**

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

## **How long does it take?**

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

## **What standards do you follow for ADA?**

We follow WCAG AA 2.1 guidelines

## **Are there any hidden fees?**

No.

## **How long does it take to build the website?**

It depends upon your responsiveness, but generally only a couple of weeks.

## **Can we change the design of our website?**

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

## **Do your sites offer a calendar?**

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.



## Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  3. Display an ADA compliance shield, seal, or certification;
  4. Provide options to create a CDD-branded design (colors, logo, etc...)
  5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  6. Be free of any commercial advertising;
  7. Be free of any known spyware, virus, or malware;
  8. Secure certification (https)
  9. Secure cloud hosting with fail-overs
  10. Allow for data backups, and record retention as required by law;
  11. Allow for the display a calendar, reservation request form, and newsletter;
  12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  13. Remediate unlimited pages identified by the District for the new website in an ADA compliant format.\*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
  1. Contractor will manage and maintain the website;
  2. Remediate in an ADA compliant format new documents (a not to exceed unlimited pages per year) uploaded by the District Manager to the document portal;\*
    1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;

4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
  2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
  3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

# Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 10 / 01 / 2024, between the Touchstone Community Development District, whose mailing address is 2005 Pan Am Cir, Tampa, FL 33607 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a SchoolNow), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

## Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

## Operative Provisions:

**1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

**2. Scope of Services.** The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

**3. Term and Renewal.** The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

### 4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

## **5. Compensation and Prompt Payment.**

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of 1512.30 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,552.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

**6. Additional Work.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

**7. Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

**8. No Infringement of Intellectual Property.** Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise



violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

**9. Promotion.** The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

**10. Warranty.** The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

**11. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**12. Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

**13. Insurance.** Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

**14. Limitation of Liability.** Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

**15. Indemnification.** Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**16. Conditions Precedent Prior to Any Litigation.** In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

**17. Remedies in the Event of Default.** Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**18. Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

**19. Enforcement of Agreement.** Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount

of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

**20. Public Records.** Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 854-603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 N. UNIVERSITY DR. STE 702, CORAL SPRINGS, FL. 33071.**

**21. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

**22. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

**23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.

**24. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in

writing, signed by both parties hereto.

**25. Arm’s Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

**27. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

<p>Innersync Studio, LLC.</p>          <hr style="width: 50%; margin-left: 0;"/> <p>Steve Williams VP of Marketing</p>	<p>Touchstone</p>          <hr style="width: 80%; margin-left: 0;"/> <p>Print name <span style="float: right;">Date</span></p> <hr style="width: 80%; margin-left: 0;"/>

# Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  3. Display an ADA compliance shield, seal, or certification;
  4. Provide options to create a CDD-branded design (colors, logo, etc...)
  5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  6. Be free of any commercial advertising;
  7. Be free of any known spyware, virus, or malware;
  8. Secure certification (https)
  9. Secure cloud hosting with fail-overs
  10. Allow for data backups, and record retention as required by law;
  11. Allow for the display a calendar, reservation request form, and newsletter;
  12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.\*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
  1. Contractor will manage and maintain the website;
  2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;\*
    1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
  4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

**4. Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

**5. Support Services.**

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

**2E.**

**Prepared For**

Chris Shelton  
4205 Wild Senna Blvd  
Tampa, Fl 33619  
(704) 493-3304

**Fernando Villacis Handyman Services**

718 Valley HILL DR  
Brandon , Fl 33510  
Phone: (813) 389-9642  
Email: fernandovillacishandyms@gmail.com

Estimate # 154  
Date 05/22/2024

Description	Total
Install security cameras hard wire to power of 120v connected to a adapter that will inver the cameras power to 12v inside and outside of club House	\$1,865.09
Materials approximately	\$518.08
<b>Subtotal</b>	\$2,383.17
<b>Total</b>	<b>\$2,383.17</b>

Fernando Villacis

Chris Shelton



## **Third Order of Business**

**3A.**

**MINUTES OF MEETING  
TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of Touchstone Community Development District was held on Tuesday, April 9, 2024, at 9:00 a.m. at the Touchstone Clubhouse located at 4205 Wild Sienna Boulevard, Tampa, FL 33619.

Present and constituting a quorum were:

Anson Angail	Chairperson
Gregory Elliot	Vice Chairperson
Timothy Fisher	Assistant Secretary
Yitzchak Baum	Assistant Secretary
Corliss Ball	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Michael Broadus	District Counsel
Chris Shelton	Amenity Manager
Residents	

*The following is a summary of the discussions and actions taken.*

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

Mr. Roberts called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Business Items**

**A. General Matters of the District**

- Mr. Roberts informed the Board that Progress Residential would like to add some white vinyl fence at the end of Snowflake at their cost.

On MOTION by Mr. Elliot seconded by Mrs. Ball with all in favor, Progress Residential's Proposal to Install White Vinyl Fence at the End of Snowflake at their Cost was approved. 3-0

**THIRD ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the March 12, 2024, Regular Meeting**

On MOTION by Mr. Angail seconded by Mrs. Ball with all in favor, the Minutes of the March 12, 2024, Regular Meeting were approved. 5-0

**B. Consideration of Operation and Maintenance Expenditures as of February 2024**

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

**C. Acceptance of Financial Statements as of February 29, 2024**

- The Board reviewed the financial statements and had no questions.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Counsel**

- Mr. Broadus updated the Board on the Ethics training courses. Mr. Broadus will send a link to Mr. Roberts to distribute to the Board.

**B. District Manager**

**i. Community Inspection Report**

- There were no questions on the Community Inspection Report.

**C. District Engineer**

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

**FIFTH ORDER OF BUSINESS                      Board of Supervisors' Requests and Comments**

- The Board of Supervisors discussed the Flock Cameras.
- The Board of Supervisors discussed and decided to contact Code Enforcement for vehicles with no license plates.
- The Board discussed the addition of signs at the old mail kiosk.
- The Board discussed the addition of a dog station at Ronnie Gardens.
- The Board requested the following maintenance along Samuel Ivy:
  - *Edging of the sprinkler heads*
  - *Two root ball hole fillings*
  - *Addition of Dog Station*

**SIXTH ORDER OF BUSINESS                      Adjournment**

There being no further business,

On MOTION by Mrs. Baum seconded by Mr. Fisher, with all in favor, the meeting was adjourned. 5-0

\_\_\_\_\_  
Gene Roberts  
District Manager

\_\_\_\_\_  
Anson Angail  
Chairperson

**3B.**

<b>TOUCHSTONE CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	1524 031524 ACH	\$277.21		INTERNET - 03/15/24-04/14/24
INFRAMARK LLC	111486	\$4,950.00		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112656	\$30.14	\$4,980.14	DISTRICT SERVICES MARCH 2024
JNJ CLEANING SERVICES	0349	\$1,715.00		AMENITY CLEANING - MARCH 2024
SITEX AQUATICS	8118-B	\$675.00		LAKE MAINT. - MARCH 2024
STEADFAST CONTRACTORS ALLIANCE	SM-11137	\$18,698.00		LANDSCAPE MAINT. - FEBRUARY 2024
STEADFAST CONTRACTORS ALLIANCE	SM-11364	\$18,698.00	\$37,396.00	LANDSCAPE MAINT. - MARCH 2024
SUNCOAST POOL SERVICE	10131	\$2,240.00		POOL - MARCH 2024
<b>Monthly Contract Subtotal</b>		<b>\$47,283.35</b>		
<b>Variable Contract</b>				
ANSON THOMAS ANGAIL	AA 031224	\$200.00		SUPERVISOR FEE - 03/12/24
HOME RIVER GROUP	03192024	\$4,685.26		CC REIMBURSEMENT
HOME RIVER GROUP	172592	\$13,488.84	\$18,174.10	PAYROLL
LANDMARK ENGINEERING &	2170033-26	\$75.00		DISTRICT ENGINEER SERVICES
STRALEY ROBIN VERICKER	24322	\$2,415.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
YITZCHAK REUVEN BAUM	YB 031224	\$200.00		SUPERVISOR FEE - 03/12/24
<b>Variable Contract Subtotal</b>		<b>\$21,064.60</b>		
<b>Utilities</b>				
BOCC	55608-031224 ACH	\$433.23		WATER UTILITY SVC PRD 03/12/24-04/02/24
CITY OF TAMPA UTILITIES	030424 8519 ACH	\$175.32		WATER- 02/27/24
TAMPA ELECTRIC	030724 0846 ACH	\$1,037.44		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 1554 ACH	\$1,202.71		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 2751 ACH	\$1,325.03		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 7385 ACH	\$7,794.43		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 7573 ACH	\$843.21		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 9474 ACH	\$329.79		ELECTRIC - 02/02/24-03/01/24
TAMPA ELECTRIC	030724 9768 ACH	\$21.54	\$12,554.15	ELECTRIC - 02/02/24-03/01/24
<b>Utilities Subtotal</b>		<b>\$13,162.70</b>		
<b>Regular Services</b>				
FIELDS CONSULTING GROUP, LLC	3259	\$1,875.00		SIGNS - MAILBOX PARKING
FIELDS CONSULTING GROUP, LLC	3283	\$175.00	\$2,050.00	SIGNS - NO SOLICITING
SPEAREM ENTERPRISES	5988	\$250.00		TRASH MAINT.

<b>TOUCHSTONE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOUCHSTONE CDD	03042024-01	\$440.29		SERIES 2019 FY24 OFF ROLL DEBT SERVICE
TOUCHSTONE CDD	03042024-01 - A	\$2,750.83		SERIES 2018 FY24 TAX DIST ID 665
TOUCHSTONE CDD	03042024-01 A	\$440.29		SERIES 2019 FY24 OFF ROLL DS
TOUCHSTONE CDD	03042024-02	\$501.06		SERIES 2022 FY24 OFF ROLL DEBT ASSESSMENT
TOUCHSTONE CDD	03042024-02 A	\$501.06		SERIES 2022 FY24 OFF ROLL DS
TOUCHSTONE CDD	03042024-02-A	\$4,508.09		SERIES 2019 FY24 TAX DIST ID 665
TOUCHSTONE CDD	03042024-03	\$4,111.02	\$13,252.64	SERIES 2022 FY24 TAX DIST ID 665
U.S. BANK	7205301	\$4,094.50		TRUSTEE FEE
<b>Regular Services Subtotal</b>		<b>\$19,647.14</b>		
<b>Additional Services</b>				
SPEAREM ENTERPRISES	6012	\$450.00		INSTALLED DOG WASTE STATION
SUNCOAST POOL SERVICE	10165	\$2,015.00		SPLASH PAD REPAIRS
<b>Additional Services Subtotal</b>		<b>\$2,465.00</b>		
<b>TOTAL</b>		<b>\$103,622.79</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary

March 15, 2024  
 Invoice Number: 2733012031524  
 Account Number: **8337 12 030 2733012**  
 Security Code: XXXXXXXXXX  
 Service At: 4205 GLOBE THISTLE DR  
 TAMPA FL 33619-6927

Auto Pay Notice

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**NEWS AND INFORMATION**

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

**GET UP TO A \$500 VISA REWARDS CARD WITH SPECTRUM MOBILE.** Enjoy up to a \$500 Visa Rewards Card when you add 2 or more Unlimited Mobile lines. The more lines you add, the more value you get. CALL **1-855-264-7622** for full offer details. Offer expires 4/30/24.

**Switch and save** with Spectrum Mobile. To learn about our different mobile options and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at **1-877-899-2523** today!



**Summary** *Service from 03/15/24 through 04/14/24 details on following pages*

Previous Balance	277.21
Payments Received -Thank You!	-277.21
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	52.49
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	39.99
Other Charges	25.75
Taxes, Fees and Charges	8.99
Current Charges	\$277.21
<i>YOUR AUTO PAY WILL BE PROCESSED 04/02/24</i>	
<b>Total Due by Auto Pay</b>	<b>\$277.21</b>

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 NO RP 15 03162024 NNNNNNNN 01 001250 0004

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

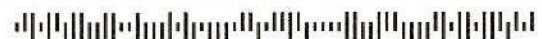
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March 15, 2024  
**TOUCHSTONE-LENNAR**  
 Invoice Number: 2733012031524  
 Account Number: 8337 12 030 2733012  
 Service At: 4205 GLOBE THISTLE DR  
 TAMPA FL 33619-6927

**Total Due by Auto Pay** **\$277.21**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712030273301200277210



Invoice Number: TOUCHSTONE-LENNAR  
2733012031524  
Account Number: 8337 12 030 2733012  
Security Code: [REDACTED]

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 15 03162024 NNNNNNNN 01 001250 0004

**Charge Details**

Previous Balance		277.21
EFT Payment	03/02	-277.21
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/15/24 will appear on your next bill.  
Service from 03/15/24 through 04/14/24

**Spectrum Business™ TV**

Spectrum Business TV	44.99
Promotional Discount	-5.00
Spectrum Receiver	12.50
	<b>\$52.49</b>

**Spectrum Business™ TV Total** \$52.49

**Spectrum Business™ Internet**

Spectrum Business	199.99
Internet Ultra	
Promotional Discount	-60.00
Spectrum WiFi	0.00
Business WiFi	10.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	<b>\$149.99</b>

**Spectrum Business™ Internet Total** \$149.99

**Spectrum Business™ Voice**

<b>Phone number (813) 769-9736</b>	
Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** \$39.99

**Other Charges**

Broadcast TV Surcharge	25.75
Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$25.75</b>

**Taxes, Fees and Charges**

State and Local Sales Tax	0.94
Communications Services Tax	8.05
<b>Taxes, Fees and Charges Total</b>	<b>\$8.99</b>

**Current Charges** \$277.21

**Total Due by Auto Pay** \$277.21

**Billing Information**

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

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

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>
#111486
<b>CUSTOMER ID</b>
C2317
<b>PO#</b>

<b>DATE</b>
3/1/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
3/31/2024

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,750.00		3,750.00
Accounting Services	1	Ea	375.00		375.00
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,950.00</b>

<b>Subtotal</b>	\$4,950.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,950.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>
#112656
<b>CUSTOMER ID</b>
C2317
<b>PO#</b>

<b>DATE</b>
3/28/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
4/27/2024

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	41	Ea	0.64		26.24
B/W Copies	26	Ea	0.15		3.90
<b>Subtotal</b>					<b>30.14</b>

<b>Subtotal</b>	\$30.14
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$30.14

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

JNJ Amenity Services LLC  
 7804 Davie Ray Dr  
 Zephyrhills, FL 33540

services@jnjcleanservices.com  
 +1 (813) 781-8999



## Touchstone CDD c/o Inframark

**Bill to**

Touchstone CDD c/o Inframark  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, Florida 33607  
 United States

**Invoice details**

Invoice no.: 0349  
 Invoice date: 03/20/2024  
 Due date: 04/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Restrooms</b> Clean and sanitize 8 toilets, 2 urinals, 2 showers and 6 sinks. Wipe lockers as needed. Supply all toilet paper, paper towels, hand soap and trash bags.		1	\$815.00	\$815.00
2.		<b>Activity room</b> Wipe down 2 barstool tables, 2 end tables, 2 coffee tables and 1 round glass table. Fluff and fix pillows as needed. Wipe window sills and clean all windows on the inside. Sweep/vacuum and/or mop.		1	\$200.00	\$200.00
3.		<b>Kitchen</b> Clean and sanitize countertops, wipe outside of microwave and refrigerator, replace small trash bin bag as needed, clean glass windows/doors and sweep/vacuum and/or mop floor.		1	\$100.00	\$100.00
4.		<b>Gym</b> Wipe down machines (as needed), clean all mirrors, windows and glass door (as needed). Vacuum as needed.		1	\$200.00	\$200.00
5.		<b>Lobby/Walkway</b> Sweep, vacuum and/or mop walkway that leads to gym and restrooms and the lobby area. Glass doors at entry and glass doors that lead out into pool area get cleaned inside and out. Any glass next to doors also get cleaned inside and out, as needed.		1	\$200.00	\$200.00
6.		<b>Patio</b> Clean glass tables (4 small and two large). Remove and replace trash bag by pool. Clean and disinfect trash bin as needed.		1	\$200.00	\$200.00

**Total \$1,715.00**

**Ways to pay**

## Note to customer

Amenity cleaning services for Touchstone CDD - March 2024.

Pay invoice

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Touchstone CDD

### Bill to

Touchstone CDD  
2005 Pan Am Cir, Ste 300  
Tampa, FL 33607

### Ship to

Touchstone CDD  
2005 Pan Am Cir, Ste 300  
Tampa, FL 33607

### Invoice details

Invoice no.: 8118-B  
Terms: Net 30  
Invoice date: 03/01/2024  
Due date: 03/31/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>LM- Touchstone CDD</b> Monthly Lake Maintenance- 6 Waterways		1	\$675.00	\$675.00
					<b>Total</b>	<b>\$675.00</b>

# Invoice



# STEADFAST

## Steadfast Contractors Alliance, LLC

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

Date	Invoice #
2/1/2024	SM-11137

**Please make all Checks payable to:  
Steadfast Contractors Alliance  
Tax ID: 83-2711799**

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

Ship To
SM1028 Touchstone CDD 4223 Globe Thistle Drive Tampa, FL 33619

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD LM
Quantity	Description		Rate	Serviced Date	Amount
1	Core Landscape Maintenance @ Touchstone CDD		10,266.67		10,266.67
1	Water Management		997.25		997.25
1	Fertilization and Pesticide		700.00		700.00
	Addendum# 1 from November 2021 approved by G. Roberts.				
1	Core Landscape Maintenance		1,073.33		1,073.33
1	Water Management		202.75		202.75
1	Fertilization and Pesticide		150.00		150.00
	Addendum# 2 from January 2022 approved by G. Roberts.				
1	Core Landscape Maintenance		630.00		630.00
1	Water Management		30.00		30.00
1	Fertilization and Pesticide		75.00		75.00
	Addendum# 3 from December 2022 approved by G. Roberts.				
1	Core Landscape Maintenance		769.00		769.00
1	Water Management		100.00		100.00
1	Fertilization and Pesticide		183.00		183.00
	Addendum #4 from August 2023 approved by G. Roberts.				
1	Core Landscape Maintenance		1,430.00		1,430.00
1	Water Management		50.00		50.00
1	Fertilization and Pesticide		170.00		170.00
	Amenity Center Maintenance Program				
1	Core Landscape Maintenance		1,096.00		1,096.00

**Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.**

<b>Total</b>
Payments/Credits
<b>Balance Due</b>

# Invoice



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

Date	Invoice #
2/1/2024	SM-11137

**Please make all Checks payable to:  
 Steadfast Contractors Alliance  
 Tax ID: 83-2711799**

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

Ship To
SM1028 Touchstone CDD 4223 Globe Thistle Drive Tampa, FL 33619

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD LM
Quantity	Description		Rate	Serviced Date	Amount
1	Water Management		275.00		275.00
1	Fertilization and Pesticide		500.00		500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$18,698.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$18,698.00



# Invoice



# STEADFAST

## Steadfast Contractors Alliance, LLC

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

Date	Invoice #
3/1/2024	SM-11364

**Please make all Checks payable to:  
 Steadfast Contractors Alliance  
 Tax ID: 83-2711799**

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

Ship To
SM1028 Touchstone CDD 4223 Globe Thistle Drive Tampa, FL 33619

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD LM
Quantity	Description		Rate	Serviced Date	Amount
1	Core Landscape Maintenance @ Touchstone CDD		10,266.67		10,266.67
1	Water Management		997.25		997.25
1	Fertilization and Pesticide		700.00		700.00
	Addendum# 1 from November 2021 approved by G. Roberts.				
1	Core Landscape Maintenance		1,073.33		1,073.33
1	Water Management		202.75		202.75
1	Fertilization and Pesticide		150.00		150.00
	Addendum# 2 from January 2022 approved by G. Roberts.				
1	Core Landscape Maintenance		630.00		630.00
1	Water Management		30.00		30.00
1	Fertilization and Pesticide		75.00		75.00
	Addendum# 3 from December 2022 approved by G. Roberts.				
1	Core Landscape Maintenance		769.00		769.00
1	Water Management		100.00		100.00
1	Fertilization and Pesticide		183.00		183.00
	Addendum #4 from August 2023 approved by G. Roberts.				
1	Core Landscape Maintenance		1,430.00		1,430.00
1	Water Management		50.00		50.00
1	Fertilization and Pesticide		170.00		170.00
	Amenity Center Maintenance Program				
1	Core Landscape Maintenance		1,096.00		1,096.00

**Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.**

<b>Total</b>
Payments/Credits
<b>Balance Due</b>

# Invoice



# STEADFAST

## Steadfast Contractors Alliance, LLC

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

Date	Invoice #
3/1/2024	SM-11364

**Please make all Checks payable to:  
Steadfast Contractors Alliance  
Tax ID: 83-2711799**

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

Ship To
SM1028 Touchstone CDD 4223 Globe Thistle Drive Tampa, FL 33619

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD LM
Quantity	Description		Rate	Serviced Date	Amount
1	Water Management		275.00		275.00
1	Fertilization and Pesticide		500.00		500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$18,698.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$18,698.00

# Invoice

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Date	Invoice #
3/1/2024	10131

<b>Bill To</b>
LEN-Touchstone LLC. 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
March 2024	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	2,240.00	2,240.00

Thank you for your business.

<b>Phone #</b>
(727) 271-1395




**Total** \$2,240.00

**TOUCHSTONE CDD**

MEETING DATE: March 12, 2024

AA 031224

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Yitzchak Baum		Salary Accepted	\$200
Anson Angail		Salary Accepted	\$200
Gregory Elliot		Salary Accepted	\$200
Timothy Fisher (Tim)		Salary Accepted	\$200
Corliss Ball		Salary Waived	\$0

# Invoice 03192024

<b>HomeRiver Group</b>	19-Mar-24
12906 Tampa Oaks Blvd Suite 100	
Temple Terrace, FL 33637	
813-600-5090	
<b>Bill To:</b>	
<b>Inframark</b>	
c/o Touchstone Clubhouse	
2005 Pan Am Circle Ste 300	
Tampa, Fl. 33607	
<b>DESCRIPTION</b>	<b>AMOUNT</b>
HRG Credit Card reimbursement for usage at Clubhouse	\$ 4,685.26
<b>Total</b>	<b>\$ 4,685.26</b>
<b>Please remit payment to: HomeRiver Group</b>	
<b>Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637</b>	

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

23.63

Budget GL

5515-00

Attach Supporting Documentation \*

 IMG\_1773 - Chris...

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THANK YOU FOR SHOPPING AT  
NEIGHBORS ACE SEFFNER®  
747 W DR MARTIN LUTHER KING JR B  
SEFFNER FL 33584  
(813) 571-1700

12/05/23 8:23AM BKA 103 SALE

12912	1	EA	\$7.99	EA
CAULK DFLEX230 WHT10.10Z				\$7.99
3004663	1	PK	\$13.99	PK
ROBIE TIE 14.5" BLK 100PK				\$13.99

SUB-TOTAL:\$	21.98	TAX:\$	1.65
		TOTAL:\$	23.63
	BC AMT:\$		23.63

PK CARD#: XXXXXXXXXXXXX9770

1ID:\*\*\*\*\*8886 TID:\*\*\*2104

AUTH: 084713 AMT: \$ 23.63

Host reference #:052628 Bat#

Authorizing Network: VISA



# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone

Amount \*

29.03

Budget GL

5530-00

Attach Supporting Documentation \*

 IMG\_1774 - Chris...

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DOLLAR GENERAL STORE #12676  
307 W DR MARTIN LUTHER KI,  
SEFFNER, FL 33584  
(813) 540-2525  
SALE TRANSACTION

DIS WIPES LEMO	71287870341	\$4.50
DIS WIPES LEMO	71287870341	\$4.50
DIS WIPES LAVE	71287870358	\$4.50
DIS WIPES LAVE	71287870358	\$4.50
DIS WIPES LAVE	71287870358	\$4.50
DIS WIPES LAVE	71287870358	\$4.50

Tax: \$27.00 @ 7.5% \$2.03

Amount to pay \$29.03

Amount \$29.03

CREDIT

\*\*\*\*\*9770

Chip Read

Auth Code: 040017

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

38.64

Budget GL

5530-00

Attach Supporting Documentation \*

 Touchstone 11.1...

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Chris Shelton <jshelton@homeriver.com>

## Your Electronic Receipt

**The Home Depot** <HomeDepot@order.homedepot.com>  
To: JSHELTON@homeriver.com

Wed, Nov 15, 2023 at 8:26 AM



**How doers  
get more done.**



**DOWNLOAD  
OUR APP >**

Thank you for your recent transaction at The Home Depot. We have provided a digital copy of your receipt below for your convenience. We look forward to seeing you again soon.



**How doers  
get more done.**

9941 EAST ADAMO DRIVE

TAMPA, FL. 33619 (813) 664-0042

0243 00052 47101 11/15/23 08:25 AM

SALE SELF CHECKOUT

731919245700 1 SIZE FITS <A>

HDX DISPOSABLE NITRILE BLUE 100CT

2@17.97 35.94

SUBTOTAL 35.94

SALES TAX 2.70

TOTAL \$38.64

XXXXXXXXXXXX9770 VISA

USD\$ 38.64

AUTH CODE 014053/3526287 TA

Chip Read

AID A000000031010 VISA CREDIT

P.O.#/JOB NAME: TOUCHSTONE

0243 11/15/23 08:25 AM



0243 52 47101 11/15/2023 6929

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 02/13/2024

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN

A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 94734 94543

PASSWORD: 23565 94491

Entries must be completed within 14 days

of purchase. Entrants must be 18 or

older to enter. See complete rules on

website. No purchase necessary.

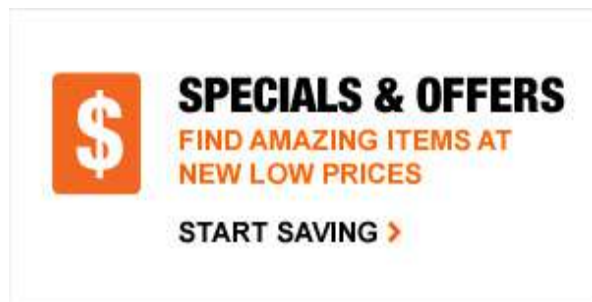




**SAVE \$5 NOW & HUNDREDS LATER**

SAVINGS DELIVERED  
RIGHT TO YOUR INBOX

**SIGN UP TODAY >**



**SPECIALS & OFFERS**

FIND AMAZING ITEMS AT  
NEW LOW PRICES

**START SAVING >**



**\$5 OFF + SAVINGS**

TEXTED RIGHT TO  
YOUR PHONE

**SIGN UP FOR  
MOBILE ALERTS >**

If you have any questions about your order, text "Support" to 38698, 24 hours a day, 7 days per week or call us at [800-430-3376](tel:800-430-3376) from 6am to 12 midnight ET, 7 days a week.

FOLLOW US:    

Please do not reply to this email. To ensure you continue getting updates on your order, add [homedepot@order.homedepot.com](mailto:homedepot@order.homedepot.com) to your address book.

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[Local Ad](#) | [Store Finder](#) | [The Home Depot Credit Card](#) | [Manage My Settings](#)

 **eReceipt.pdf**  
44K

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone

Amount \*

225.00

Budget GL

5515-00

Attach Supporting Documentation \*

 Invoice #43700 - ...

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Google Forms



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520  
Plumbing #CFC019219 / Air Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

INVOICE 43700	INVOICE DATE Oct 31, 2023
------------------	------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date:**  
**Payment Term:** Net 30

**DESCRIPTION OF WORK**

Upon arrival found primary drain line restricted  
Performed primary drain line treatment  
Temp differential is 21 degrees  
Pressures are normal  
System now draining properly  
System operation is normal at this time  
Primary drain line treatment

<b>SUB-TOTAL</b>	\$225.00
<b>TOTAL DUE</b>	\$225.00
<b>BALANCE DUE</b>	<b>\$225.00</b>

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here \_\_\_\_\_ Date \_\_\_\_\_

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section

Sign here \_\_\_\_\_ Date \_\_\_\_\_



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections.

### **PLEASE NOTE:**

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

194.00

Budget GL

5515-00

Attach Supporting Documentation \*

 Invoice #39133 - ...

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Google Forms



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520  
Plumbing #CFC019219 / Air Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

INVOICE 39133	INVOICE DATE Jul 18, 2023
------------------	------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date:** 7/18/2023  
**Payment Term:** Net 30  
**Due Date:** 8/17/2023

**DESCRIPTION OF WORK**

Alvarez Plumbing and Air conditioning was called out for HVAC System not Cooling. On arrival was informed the Gym system is not cooling. Found system shut down due to SS2 float switch. Flushed drain system and removed algae build up then verified operation. Removed impacted 20x20x4 Filter. Employee stated he will check for another one. May need to return with 2-20x20x4 filters for 2 systems and clean blower wheels operating on departure.

PAID ON	TYPE	MEMO	AMOUNT
10/31/2023	Credit Card		\$194.00
<b>SUB-TOTAL</b>			\$194.00
<b>TOTAL DUE</b>			\$194.00
<b>PAYMENT</b>			\$194.00
<b>BALANCE DUE</b>			<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here

Date 7/13/2023

**CUSTOMER ACKNOWLEDGEMENT**



My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section

Sign here

A handwritten signature in black ink, consisting of a series of connected, slightly wavy lines that form a cursive-style name.

Date 7/13/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections.

### **PLEASE NOTE:**

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone

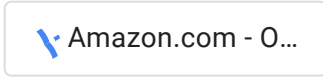
Amount \*

88.12

Budget GL

5510-00

Attach Supporting Documentation \*



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## Final Details for Order #112-0433509-8402647

[Print this page for your records.](#)

**Order Placed:** October 3, 2023

**Amazon.com order number:** 112-0433509-8402647

**Order Total: \$88.20**

### Shipped on October 3, 2023

#### Items Ordered

2 of: *Dogipot Trash Liner Bags - Case of 50 Bags*

Sold by: Gemplers ([seller profile](#))

Supplied by: Other

Condition: New

#### Price

\$41.02

#### Shipping Address:

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

#### Shipping Speed:

Standard Shipping

### Payment information

#### Payment Method:

Visa ending in 9770

Item(s) Subtotal: \$82.04

Shipping & Handling: \$0.00

-----

Total before tax: \$82.04

Estimated tax to be collected: \$6.16

-----

**Grand Total: \$88.20**

#### Billing address

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

#### Credit Card transactions

Visa ending in 9770: October 3, 2023: \$88.20

To view the status of your order, return to [Order Summary](#).

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# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

222.50

Budget GL

5530-00

Attach Supporting Documentation \*

 Amazon.com - N...

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### Final Details for Order #112-0909258-1930624

[Print this page for your records.](#)

**Order Placed:** November 30, 2023  
**Amazon.com order number:** 112-0909258-1930624  
**Order Total:** \$222.50

### Shipped on November 30, 2023

**Items Ordered**

**Price**

1 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes* \$103.49  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New

**Shipping Address:**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Shipping Speed:**

Two-Day Shipping

### Shipped on November 30, 2023

**Items Ordered**

**Price**

1 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes* \$103.49  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
Condition: New

**Shipping Address:**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Shipping Speed:**

Two-Day Shipping

### Payment information

**Payment Method:**

Visa ending in 9770

Item(s) Subtotal: \$206.98  
Shipping & Handling: \$0.00  
-----

**Billing address**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

Total before tax: \$206.98  
Estimated tax to be collected: \$15.52  
-----

**Grand Total: \$222.50**



**Credit Card transactions**

Visa ending in 9770: November 30, 2023: \$222.50

To view the status of your order, return to [Order Summary](#).

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# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Cypress Mill


Amount \*

262.28

Budget GL

5530-00

Attach Supporting Documentation \*

 Touchstone 11.2...

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Google Forms



Chris Shelton <jshelton@homeriver.com>

## Your Lowe's Purchase Receipt

Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
To: jshelton@homeriver.com

Mon, Nov 27, 2023 at 9:33 AM



# Your Lowe's Receipt

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

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

Transaction # : 955883650  
Order Date : 11/27/23 09:33:42



### Item

PROHEAT 2X REVOLUTION PET \$ 2

Item #: 833845

1 @ 218.99

PRO PET URINE ELIMINATOR \$

Item #: 838395

1 @ 24.99

**Invoice 81241 Subtotal** \$ 2

**Invoice 81241 Subtotal** \$ 2

**Subtotal** \$ 2

**Total Tax** \$

**Total** \$ 2

**Total # of items purchased: 2**  
Excludes fees, services and special order items

**Payment: VISA ending in 9770** \$ 2

**AuthTime** 11/27/23 09:

**AuthCD** 01

**REFID** 05731724

**TSI**

**AID** A000000003

**TVR** 008000

**Customer Code** touch

**Order Date** 11/27/23 09:

**Store #**

**Terminal #**

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

START SURVEY

\*\*\*\*\* SHARE YOUR FEEDBACK \*\*\*\*\*  
A CHANCE TO BE \*\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY  
SORTEO MENSUAL \*\* PARA SER UNO DE LOS CINCO GANADORES D  
BY COMPLETING A SHORT SURVEY \*\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)  
O U R I D #812415 057393 319592 \*\* \*\* NO PURCHASE NECESSARY TO  
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*\* O  
WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*\*\*\*\*

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1000 Lowe's Boulevard, Mooresville, NC 28117

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1000 Lowe's Boulevard, Mooresville, NC 28117

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

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse

Amount \*

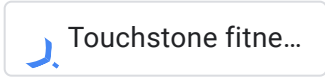
1193.25

Budget GL

5515-00



Attach Supporting Documentation \*



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Google Forms



### Receipt from Phantom Fitness

Phantom Fitness <messenger@messaging.squareup.com> Mon, Feb 26, 2024, 10:42 AM  
 Reply-To: Phantom Fitness via Square  
 <CAESQhIAGjRyX21memd5d2xna3ZmZXU0ZGVpdmZmaW1kcGpmanRhd2t4a3ZyZGI1ZG9tZmlneXVjMmxlghkaWFsb2d1ZSIgUgLHCZbXlQVQA4aKnfzYO9MK0UXznBBDXMXvtTRdfk=@>  
 To: jshelton@homeriver.com

Square automatically sends receipts to the email address you used at any Square seller. [Learn more](#)



Phantom Fitness



Let Phantom Fitness know how your experience was

# \$1,193.25

Custom Amount	\$1,193.25
Touchstone PM and Repairs	
INV02142024-TR	

<b>Total</b>	<b>\$1,193.25</b>
--------------	-------------------

Phantom Fitness

Visa 9770 (Keyed)	Feb 26 2024 at 10:42 AM
	#YfU
	Auth code: 094735



#### Receipt Settings

[Not your receipt?](#) [Turn off automatic receipts](#)  
[Manage preferences](#)

© 2024 Square Privacy Policy  
 1955 Broadway, Suite 600  
 Oakland, CA 94612

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

19.78

Budget GL

5510-00

Attach Supporting Documentation \*

 Dollar Tree 1.26...

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Google Forms

DOLLAR GENERAL STORE #20898  
TAMPA, FL 813-678-2465

TL GLASS CLEANER 3 059647560330	2.40 S
STS LHS AB SPRNG R 672008809598	16.00 S
4 @ 4.00	
SUBTOTAL	\$18.40
Tax1	\$1.38
<b>TOTAL SALE</b>	<b>\$19.78</b>
Visa 9770 CHIP	\$19.78

AUTH# 053892

REF: 000000149450 AID: A0000000031010

2024-01-26 11:50:41 20898 02 5784



8917076931943393105159279199186116123315

-----CUT HERE-----

\*\*\*\*\*

\* Complete survey at [dgcustomerfirst.com](http://dgcustomerfirst.com)

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

175.00

Budget GL

4070-00

Attach Supporting Documentation \*

 Securiteam invo...

This form was created inside of HomeRiver Group.

Google Forms



Payment receipt

# You paid \$175.00

to Securiteam Inc. on November 7, 2023

---

Invoice no.	13582062123
Invoice amount	\$175.00
Total	\$175.00

---

Status	Paid
Payment method	VISA****9770
Authorization ID	ASA98RB798568552

Thank you

Securiteam Inc.

[nramos@mysecuriteam.com](mailto:nramos@mysecuriteam.com)

No additional transfer fees or taxes apply.

Intuit Payments Inc(IPI) process payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS)



# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone

Amount \*

360.88

Budget GL

5515-00

Attach Supporting Documentation \*

 Invoice #38232 - ...

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Google Forms



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520  
Plumbing #CFC019219 / Air Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

INVOICE 38232	INVOICE DATE Jun 25, 2023
------------------	------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Terms:** Net 30  
**Completed Date:** 6/25/2023  
**Payment Term:** Net 30  
**Due Date:** 7/25/2023

**DESCRIPTION OF WORK**

06/25/2023 - Alvarez Plumbing & A/C responded to plumbing service request. Technician observed: 3 ladies restroom toilets stopped up with toilet paper.

Recommend: cable the affected toilets with the closet auger to clear any blockage.

Alvarez Plumbing arrived and found 3 toilets closest to the shower stall clogged with toilet paper. Removed the toilet paper by hand then proceeded to auger each toilet. No waste was retrieved. Ran 3 faucets, a shower faucet and flushed operable toilets many times without any water or waste coming up through either the shower or bathroom floor drains. 3 effected toilets have very low flush volume and the others aren't much better. Locked the doors to the 3 affected toilets. Recommend customer rebuild the current American standard flush valves or replace them. Job complete at this time. Note: Weekend rates.

SS0629

PAID ON	TYPE	MEMO	AMOUNT
10/31/2023	Credit Card		\$360.88

<b>SUB-TOTAL</b>	\$360.88
<b>TOTAL DUE</b>	\$360.88
<b>PAYMENT</b>	\$360.88
<b>BALANCE DUE</b>	<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.



Sign here

Date 6/25/2023

---

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.



Sign here

Date 6/25/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or used outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Toiuchstone

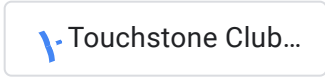
Amount \*

160.00

Budget GL

5525-00

Attach Supporting Documentation \*



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**1623 S. 51st Street  
Tampa, FL 33619-5327**

Agenda Page 124  
Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

<b>INVOICE</b> 44233	<b>INVOICE DATE</b> 11/14/2023
-------------------------	-----------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date** 11/14/2023  
**Customer PO**  
**Payment Term** Net 30  
**Due Date** 12/14/2023

**DESCRIPTION OF WORK**

Upon arrival found blown 5 amp fuse in air handler that cool gym area  
Replaced 5 Amp Fuse  
Checked low voltage wiring and did not find any broken wires or any wires touching ground.  
Possible cause for blown fuse could also be from surge in the area  
System operation is currently normal

Recommend Surge protectors on all equipment

Note Copper and thermostat wire for condenser are run underground

**PAYMENT**

Paid On	Type	Memo	Amount
2/6/2024	Credit Card		\$160.00
		<b>SUB-TOTAL LABOR</b>	
		<b>SUB-TOTAL MATERIALS</b>	
		<b>SUB-TOTAL OTHER</b>	
		<b>SUB-TOTAL</b>	\$160.00
		<b>TOTAL DUE</b>	\$160.00
		<b>PAYMENT</b>	\$160.00
		<b>BALANCE DUE</b>	<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.





Sign here

Date 11/14/2023

---

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section



Sign here

Date 11/14/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections.

### **PLEASE NOTE:**

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse


Amount \*

111.25

Budget GL

55-5510-00

Attach Supporting Documentation \*

 Amazon.com - T...

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**Final Details for Order #112-1374937-1616255**

[Print this page for your records.](#)

**Order Placed:** February 19, 2024  
**Amazon.com order number:** 112-1374937-1616255  
**Order Total:** \$111.25

---

**Shipped on February 20, 2024**

**Items Ordered**

1 of: *Monk - 69804R Disinfecting Gym Wipes 4 Refill Pack of 800 Count Wipes*

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Price**  
\$103.49

**Shipping Address:**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Shipping Speed:**

FREE Prime Delivery

---

**Payment information**

**Payment Method:**

Visa ending in 9770

**Billing address**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Credit Card transactions**

Item(s) Subtotal:	\$103.49
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$103.49
Estimated tax to be collected:	\$7.76
-----	
<b>Grand Total:</b>	<b>\$111.25</b>
Visa ending in 9770: February 20, 2024:	\$111.25

To view the status of your order, return to [Order Summary](#).

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# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone


Amount \*

414.38

Budget GL

5515-00

Attach Supporting Documentation \*

 John Shelton -IN...

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# PHANTOM FITNESS SERVICES

## INVOICE

Customer: John Shelton [Touchstone]  
 4205 Wild Senna Blvd  
 Tampa, FL 33619  
 jshelton@homeriver.com

Description: Invoice

Date: 11/24/2023  
 Quote # 11242023-TR  
 Terms: Via Credit Card

Description	Qty	Unit Price	Total
Touchstone - PM Service	1	\$ 375.00	\$ 375.00
Treadmills Lubricated and tested, voltage checked for power loss, debris cleared			
Strength cables and rods lubricated tested for loose connections/ bolts tightened			
(New cable needed, have placed order already and will return as parts arrives.)			
		Subtotal	\$ 414.38
		Shipping	N/A
		Tax	Exempt
		Total	\$ 414.38

Notes: Quarterly recommended lube and service complete.

Thank you!



# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

John Shelton

Association Name \*

Touchstone

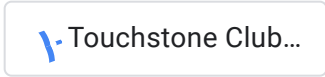
Amount \*

160.00

Budget GL

5515-00

Attach Supporting Documentation \*



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**1623 S. 51st Street  
Tampa, FL 33619-5327**

Agenda Page 135  
Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

<b>INVOICE</b> 44233	<b>INVOICE DATE</b> 11/14/2023
-------------------------	-----------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date** 11/14/2023  
**Customer PO**  
**Payment Term** Net 30  
**Due Date** 12/14/2023

**DESCRIPTION OF WORK**

Upon arrival found blown 5 amp fuse in air handler that cool gym area  
Replaced 5 Amp Fuse  
Checked low voltage wiring and did not find any broken wires or any wires touching ground.  
Possible cause for blown fuse could also be from surge in the area  
System operation is currently normal

Recommend Surge protectors on all equipment

Note Copper and thermostat wire for condenser are run underground

**PAYMENT**

Paid On	Type	Memo	Amount
2/6/2024	Credit Card		\$160.00
		<b>SUB-TOTAL LABOR</b>	
		<b>SUB-TOTAL MATERIALS</b>	
		<b>SUB-TOTAL OTHER</b>	
		<b>SUB-TOTAL</b>	\$160.00
		<b>TOTAL DUE</b>	\$160.00
		<b>PAYMENT</b>	\$160.00
		<b>BALANCE DUE</b>	<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.



Sign here

Date 11/14/2023

---

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section



Sign here

Date 11/14/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections.

### **PLEASE NOTE:**

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse

Amount \*

266.50

Budget GL

5525-00

Attach Supporting Documentation \*

 Touchstone Club...

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**1623 S. 51st Street  
Tampa, FL 33619-5327**

Agenda Page 140  
Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

<b>INVOICE</b> 43365	<b>INVOICE DATE</b> 10/23/2023
-------------------------	-----------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date** 10/23/2023  
**Customer PO**  
**Payment Term** Net 30  
**Due Date** 11/22/2023

**DESCRIPTION OF WORK**

Men's bathroom handicapped stall toilet clogged. Ran closet auger through bowl and cleared blockage. Flushed several times with paper to test - draining properly. Checked all toilets in men's restroom - good. Ladies bathroom 4 toilets are not flushing properly. American Standard flush valves. Estimate will be sent on a separate proposal to replace flush valves.

SS1102

**PAYMENT**

Paid On	Type	Memo	Amount
2/6/2024	Credit Card		\$266.50
		<b>SUB-TOTAL LABOR</b>	
		<b>SUB-TOTAL MATERIALS</b>	
		<b>SUB-TOTAL OTHER</b>	
		<b>SUB-TOTAL</b>	\$266.50
		<b>TOTAL DUE</b>	\$266.50
		<b>PAYMENT</b>	\$266.50
		<b>BALANCE DUE</b>	<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here 

Date 10/23/2023

**CUSTOMER ACKNOWLEDGEMENT**



My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here 

Date 10/23/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or used outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone

Amount \*

41.86

Budget GL

5515-00

Attach Supporting Documentation \*



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Chris Shelton <jshelton@homeriver.com>

## Your Lowe's Purchase Receipt

Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
To: jshelton@homeriver.com

Wed, Feb 21, 2024 at 11:34 AM



## Your Lowe's Receipt

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

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

Transaction # : 332311902  
Order Date : 02/21/24 11:34:32



### Item

JH ENERGIZER AA 4-CT \$

Item #: 33316

1 @ 4.98

ZEP PRO 1 SPRAY BOTTLE \$

Item #: 369819

1 @ 3.98

30 SECOND 320-OZ OUTDOOR

\$

Item #: 589517

1 @ 29.98

**Invoice 85320 Subtotal**

\$

---

**Invoice 85320 Subtotal**

\$

**Subtotal**

\$

**Total Tax**

\$

**Total**

\$

---

**Total # of items purchased: 3**

Excludes fees, services and special order items

---

**Payment: VISA ending in 9770**

\$

**AuthTime**

02/21/24 11:

**AuthCD**

07

**REFID**

05731832

**TSI**

**AID**

A000000003

**TVR**

008000

**Customer Code**

touch

**Order Date**

02/21/24 11:

**Store #**

**Terminal #**

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

START SURVEY

\*\*\*\*\*  
 \*\*\*\*\* SHARE YOUR FEEDBACK  
 A CHANCE TO BE \*\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY  
 SORTEO MENSUAL \*\* PARA SER UNO DE LOS CINCO GANADORES D  
 BY COMPLETING A SHORT SURVEY \*\* WITHIN ONE WEEK AT: [www.lo](http://www.lo)  
 O U R I D #853206 057360 525871 \*\* \*\* NO PURCHASE NECESSARY TC  
 VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*\* O  
 WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*\*\*\*\*

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1000 Lowes Boulevard, Mooresville, NC 28117

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# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse


Amount \*

209.83

Budget GL

5515-00

Attach Supporting Documentation \*

 Touchstone Alav...

This form was created inside of HomeRiver Group.

Google Forms



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Agenda Page 151  
Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

**INVOICE**  
44978

**INVOICE DATE**  
12/5/2023

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date** 12/5/2023  
**Customer PO**  
**Payment Term** Net 30  
**Due Date** 1/4/2024

**DESCRIPTION OF WORK**

12/05/2023 - Alvarez Plumbing went out to check leak on water heater. When we arrived, went to water heater and the leak was on half-inch copper line above recirculating pump. Alvarez replaced a section of half-inch copper above recirculating pump that had pinhole. We turned water back on and no more leaks. Job complete.

SS1221

**PAYMENT**

Paid On	Type	Memo	Amount
2/6/2024	Credit Card		\$209.83
		<b>SUB-TOTAL LABOR</b>	
		<b>SUB-TOTAL MATERIALS</b>	
		<b>SUB-TOTAL OTHER</b>	
		<b>SUB-TOTAL</b>	\$209.83
		<b>TOTAL DUE</b>	\$209.83
		<b>PAYMENT</b>	\$209.83
		<b>BALANCE DUE</b>	<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here 

Date 12/5/2023

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here 

Date 12/5/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or used outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.

# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse

Amount \*

109.65

Budget GL

5525-00

Attach Supporting Documentation \*

 Amazon.com - T...

This form was created inside of HomeRiver Group.

Google Forms

**Final Details for Order #112-1814217-7977847**

[Print this page for your records.](#)

**Order Placed:** February 19, 2024  
**Amazon.com order number:** 112-1814217-7977847  
**Order Total:** \$109.65

---

**Shipped on February 19, 2024**

**Items Ordered**

1 of: *Filterbuy 20x20x4 Air Filter MERV 8 Dust Defense (6-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: 19.38 x 19.38 x 3.63 Inches)* **Price** \$102.00

Sold by: Filterbuy ([seller profile](#))

Supplied by: Other

Condition: New

**Shipping Address:**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Shipping Speed:**

Local Express Shipping

---

**Payment information**

**Payment Method:**

Visa ending in 9770

**Billing address**

Catherine marie cox  
1401 LAKE SHORE RANCH DR  
SEFFNER, FL 33584-5545  
United States

**Credit Card transactions**

Item(s) Subtotal:	\$102.00
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$102.00
Estimated tax to be collected:	\$7.65
-----	
<b>Grand Total:</b>	<b>\$109.65</b>
Visa ending in 9770: February 19, 2024:	\$109.65

To view the status of your order, return to [Order Summary](#).

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[Back to top](#)

English United States

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# Credit Card Reimbursement

All reimbursements are to be made payable to HomeRiver Group



Manager Name \*

Chris Shelton

Association Name \*

Touchstone Clubhouse

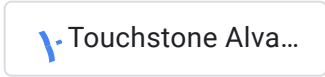
Amount \*

379.68

Budget GL

5525-00

Attach Supporting Documentation \*



This form was created inside of HomeRiver Group.

Google Forms



**1623 S. 51st Street  
Tampa, FL 33619-5327**

Agenda Page 159  
Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

**BILL TO**

Len Touchstone Community  
12906 Tampa Oaks Boulevard #Suite 100  
Tampa, FL 33637 USA

<b>INVOICE</b> 44041	<b>INVOICE DATE</b> 11/9/2023
-------------------------	----------------------------------

**JOB ADDRESS**

Len Touchstone Clubhouse  
4205 Wild Senna Boulevard  
Tampa, FL 33619 USA

**Completed Date** 11/9/2023  
**Customer PO**  
**Payment Term** Net 30  
**Due Date** 12/9/2023

**DESCRIPTION OF WORK**

Alvarez detected water in the drainage line because it had very little inclination in addition to having several PVC parts damaged and with water leakage. A false contact was also detected in the low-voltage cable that carries the power to the condenser unit. Alvarez proceeded to replace the damaged PVC parts, 2 angles at 45°, 2 to 90°, a 3/4" T. In addition to repairing the damaged 24v cable present in condenser unit. Everything was working properly and the drainage with a better water fall. The differential temperature is 20° F.

**PAYMENT**

Paid On	Type	Memo	Amount
2/6/2024	Credit Card		\$379.68
<b>SUB-TOTAL LABOR</b>			
<b>SUB-TOTAL MATERIALS</b>			
<b>SUB-TOTAL OTHER</b>			
<b>SUB-TOTAL</b>			\$379.68
<b>TOTAL DUE</b>			\$379.68
<b>PAYMENT</b>			\$379.68
<b>BALANCE DUE</b>			<b>\$0.00</b>

Thank you for choosing Alvarez Plumbing & Air Conditioning

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here 

Date 11/9/2023

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section

Sign here 

Date 11/9/2023

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning (APAC) will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid in thirty days will accrue interest at the highest rate allowed by law. Purchaser agrees to pay all costs of collection, including attorney fees, court fees and collection agency fees if placed for collections.

### **PLEASE NOTE:**

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

# Invoice 172590

<b>HomeRiver Group</b>	29-Feb-24
12906 Tampa Oaks Blvd Suite 100	
Temple Terrace, FL 33637	
813-600-5090	
<b>Bill To:</b>	
<b>Inframark</b>	
c/o Touchstone Clubhouse	
2005 Pan Am Circle Ste 300	
Tampa, Fl. 33607	
<b>DESCRIPTION</b>	<b>AMOUNT</b>
December Onsite Clubhouse Payroll	\$ 7,498.75
Reimburse Payrol Tax & Admin Fee	\$ 2,990.09
Payroll and Staffing Management	\$ 3,000.00
<b>Total</b>	<b>\$ 13,488.84</b>
<b>Please remit payment to: HomeRiver Group</b>	
<b>Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637</b>	



HomeRiver Group  
 12906 Tampa Oaks Blvd  
 Suite 100  
 Temple Terrace, FL 33637

Invoice Number	Page 163 172592
Invoice Date	02/29/2024

LEN-Touchstone, LLC  
 12906 Tampa Oaks Blvd  
 Ste. 100  
 Temple Terrace, FL 33637

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>HRG Paid Employees Reimbursement</b>						
02/29/2024	Employee Payroll Reimbursement to HRG - Payroll Reimbursement	1.00	\$0.00	\$7,000.30	\$0.00	\$7,000.30
02/29/2024	Reimburse Payroll Taxes & Admin Fees - Reimb Pysl Txs & Adm	1.00	\$0.00	\$2,246.94	\$0.00	\$2,246.94
02/29/2024	Payroll and Staffing Management	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
<b>HRG Paid Employees Reimbursement Total</b>				<b>\$12,247.24</b>	<b>\$0.00</b>	<b>\$12,247.24</b>
<b>LEN - LEN-Touchstone, LLC Total</b>				<b>\$12,247.24</b>	<b>\$0.00</b>	<b>\$12,247.24</b>



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

## Invoice

Touchstone CDD  
 c/o [REDACTED]  
 2005 Pan Am Circle, Ste 300  
 Tampa, FL 33607

**Invoice Date:** Mar 15, 2024  
**Invoice No:** 2170033-26  
**Billing Through:** Feb 29, 2024

**Touchstone CDD (2170033:)**

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2.1-DE	District Engineer				<b>\$75.00</b>
	<b>Coordinate with Team on Warranty Inspection / Asphalt Repairs</b>				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Field Engineer	0.50	\$150.00	\$75.00	

**Amount Due This Invoice: \$75.00**



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Touchstone Community Development District  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

March 19, 2024  
 Client: 001492  
 Matter: 000001  
 Invoice #: 24322

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/8/2024	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT PARKING AND TOWING RESOLUTION; ANALYZE DISTRICT PARKING POLICIES; ANALYZE DISTRICT TOWING POLICIES; PREPARE DISTRICT RESOLUTION ADOPTING PARKING AND TOWING POLICIES; ANALYZE HILLSBOROUGH COUNTY PROPERTY APPRAISER SITE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING DISTRICT TAX EXEMPTION APPLICATION.	1.4	\$455.00
2/12/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE; ANALYZE STEADFAST PROPOSALS; ANALYZE DISTRICT FINANCIALS: ANALYZE DISTRICT PARKING AND TOWING POLICIES.	0.7	\$227.50
2/13/2024	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	1.7	\$552.50
2/26/2024	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGEMENT REGARDING DISTRICT TAX ASSESSMENTS; ANALYZE DISTRICT PROPERTY RECORDS; ANALYZE SPECIAL WARRANTY DEEDS FROM LENNAR HOMES LLC TO DISTRICT; ANALYZE SPECIAL WARRANTY DEED FROM LEN-TOUCHSTONE LLC TO DISTRICT; CORRESPONDENCE TO DISTRICT MANAGER REGARDING DISTRICT TAX EXEMPTION.	1.7	\$552.50

**SERVICES**

Date	Person	Description of Services	Hours	Amount
2/27/2024	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGEMENT REGARDING AD VALOREM TAX ASSESSMENTS; ANALYZE HILLSBOROUGH COUNTY AD VALOREM TAX ASSESSMENTS; ANALYZE HILLSBOROUGH COUNTY TAX COLLECTOR WEBSITE; ANALYZE ORDINANCE 17-24 ESTABLISHING THE DISTRICT; PREPARE CORRESPONDENCE TO HILLSBOROUGH COUNTY TAX COLLECTOR DISPUTING AD VALOREM TAX ASSESSMENTS.	1.8	\$585.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
			7.5	\$2,407.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
2/28/2024	Postage	\$8.00
		\$8.00

Total Services	\$2,407.50
Total Disbursements	\$8.00
Total Current Charges	\$2,415.50
Previous Balance	\$1,080.00
<i>Less Payments</i>	<i>(\$1,080.00)</i>
<b>PAY THIS AMOUNT</b>	<b>\$2,415.50</b>

***Please Include Invoice Number on all Correspondence***

**TOUCHSTONE CDD**

MEETING DATE: March 12, 2024

YB 031224

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Yitzchak Baum	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Anson Angail	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Gregory Elliot	<input type="checkbox"/>	Salary Accepted	\$200
Timothy Fisher (Tim)	<input type="checkbox"/>	Salary Accepted	\$200
Corliss Ball	<input checked="" type="checkbox"/>	Salary Waived	\$0



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024



**Summary of Account Charges**

Previous Balance	\$273.42
Net Payments - Thank You	\$-273.42
Total Account Charges	\$433.23
<b>AMOUNT DUE</b>	<b>\$433.23</b>

**Important Message**

This account has ACH payment method

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 1081055608



Received  
MAR 19

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

7198

DUE DATE	04/02/2024
AMOUNT DUE	\$433.23
AMOUNT PAID	

0010810556083 00000433235

# Hillsborough County Water Resources

**Website:** [HCFLGov.net/Water](http://HCFLGov.net/Water)

**Customer Service:** (813) 307-1000

**Online Payments:** [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

**Email:** [WaterDept@HCFLGov.net](mailto:WaterDept@HCFLGov.net)

**Use the Customer Service phone number to access these Water Resources services and more:**

Billing/Account Questions  
Credit/Collections

Emergency Line (24/7)  
Water Quality Information Line (24/7)

Water Restrictions Information  
Water Restrictions Violation Hotline

### Authorized Payment Locations:

**Brandon Support Operations Complex**  
332 N. Falkenburg Rd.  
Tampa, FL 33619  
Walk-in (by appt. only) and  
drive-thru: Mon.-Fri., 8 a.m.-5 p.m.  
24-hour secure drop box

**Northdale Customer Service Center**  
15610 Premiere Dr.  
Tampa, FL 33624  
24-hour secure drop box only



**IMPORTANT:** Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

### Explanation of Charges:

**CUSTOMER BILL CHARGE** is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

**PURCHASED WATER CHARGE** is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

**WATER BASE CHARGE** is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

**WATER CONSUMPTION CHARGE** includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

**RECLAIMED WATER CHARGE** is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

**SEWER BASE FACILITY CHARGE** is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.

**SEWER USAGE CHARGE** includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

**DEPOSITS** is a new or increased security deposit required to reduce bad-debt losses on an account.

**ADJUSTMENTS** includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

### SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.



**Go Green** – You can help reduce the environmental impact of paper billing. Visit [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) to select paperless options for billing and payments.

The 2022 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2023 and 2024. The County's UCMR5 results and more information are available at [HCFLGov.net/UCMR](http://HCFLGov.net/UCMR) or by calling Ed Watson at (813) 246-3146.

### Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

**Online Payments:** [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

**Mail Payments:** P.O. Box 89637, Tampa, FL 33689-0410

**Pay by Phone:** (813) 307-1000



Hillsborough County Florida

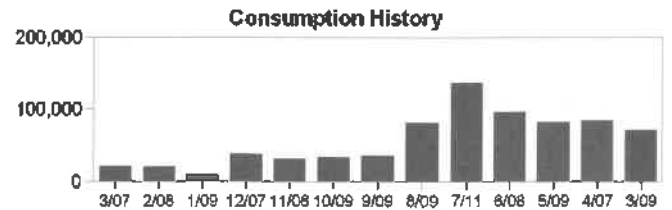
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024

Service Address: 4205 WILD SENNA BLVD-AMENITY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
18070620	02/08/2024	5631	03/07/2024	5660	2900 CU FT	ACTUAL	SEWER
61051083	02/08/2024	226729	03/07/2024	227717	98800 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Customer Service Charge	\$5.63
Sewer Base Charge	\$47.28
Sewer Usage Charge	\$132.11
Reclaimed Water Charge	\$21.36
<b>Total Service Address Charges</b>	<b>\$206.38</b>



Hillsborough County Florida

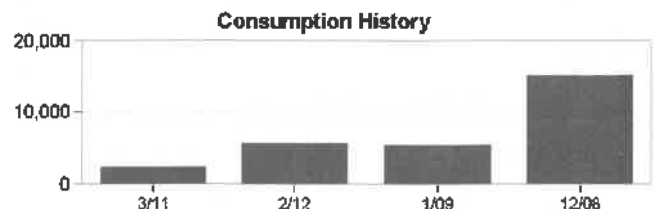
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024

Service Address: 7347 SPRING SNOWFLAKE AVE - RECLAIMED IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702101240	02/12/2024	108791	03/11/2024	111176	2385 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$5.93
<b>Total Service Address Charges</b>	<b>\$5.93</b>







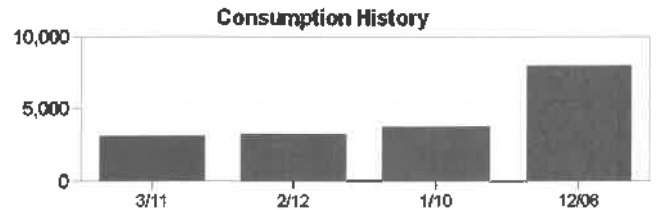
Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024
<b>Service Address:</b> 7205 SPRING SNOWFLAKE AVE - RECLAIMED IRRIG			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702098334	02/12/2024	67300	03/11/2024	70401	3101 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$6.05
<b>Total Service Address Charges</b>	<b>\$6.05</b>



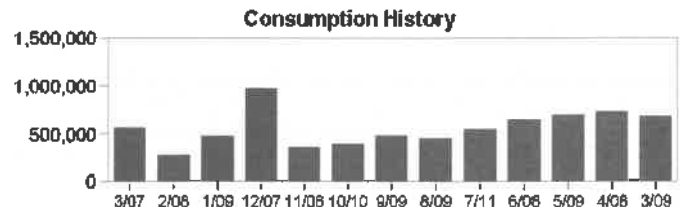
Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024
<b>Service Address:</b> 7651 CAMDEN FIELD PKWY			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61024546	02/08/2024	364812	03/07/2024	370390	557800 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$209.32
<b>Total Service Address Charges</b>	<b>\$209.32</b>









Hillsborough County Florida

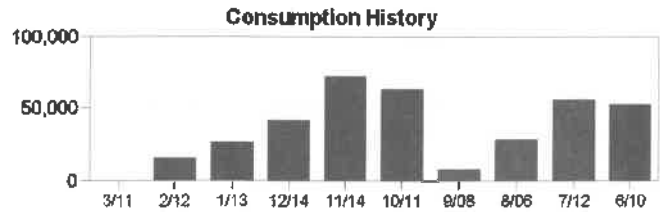
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	03/12/2024	04/02/2024
<b>Service Address:</b> 4703 NORMAN OAK PL - COMM RCLM IRRIG			



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702140022	02/12/2024	760231	03/11/2024	760231	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.55
<b>Total Service Address Charges</b>	<b>\$5.55</b>







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

**Amount Now Due**

\$175.32

Make Check Payable:  
**City of Tampa Utilities**

**Your Account Number**

2338519

Received

MAR 08



Agenda Page 176

BILL DATE: 03/04/2024

PAY NEW CHARGES BY: AUTO PAY



812  
 TOUCHSTONE CDD  
 C/O TOUCHSTONE CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

00002338519 0000017532

TO ENSURE PROMPT CREDIT PLEASE RETURN THE ABOVE PORTION OF BILL WITH YOUR PAYMENT.



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

BILL DATE: 03/04/2024

**Service For:**

TOUCHSTONE CDD  
 4205 WILD SENNA BLVD

SERVICE TO: 02/27/2024

**Amount Now Due**  
 \$175.32

**Your Account Number**  
 2338519

**Water Customer Class**  
 COMMERCIAL

**Water Usage History**

Months	Gallons (1000's)
MAR	23
FEB	13
JAN	10
DEC	43
NOV	25
OCT	37
SEP	56
AUG	105
JUL	122
JUN	85
MAY	85
APR	80
MAR	60

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
18070620 WATER	5648	5617	29	31	23
LAST BILLING					99.21
LESS PAYMENTS					99.21CR
WATER BASE CHARGE 1"					18.75
1 Meter @ 25.0 @					110.00
WATER TIER 1 CHARGE 6.0 @					44.40
WATER TIER 2 CHARGE 31.0 @					2.17
TBW PASS-THROUGH					
WATER SUBTOTAL					175.32

See Reverse Side for additional information

Pay This Amount

\$175.32

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 03-18-2024



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
 TOUCHSTONE COMMUNITY DEVELOPMENT DI  
 4281 S 78TH ST, CLB HSE  
 TAMPA, FL 33619-6961

Statement Date: March 07, 2024  
 Agenda Page 177

Amount Due: \$1,037.44

Due Date: March 28, 2024

Account #: 211027180846

**DO NOT PAY.** Your account will be drafted on March 28, 2024

**Your Energy Insight**

Your average daily kWh used was **37.01% lower** than the same period last year.

Your peak billing demand was **18.18% lower** than the same period last year.



**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.

[EMAIL AND TEXT ALERTS](mailto:TECO@TampaElectric.com)

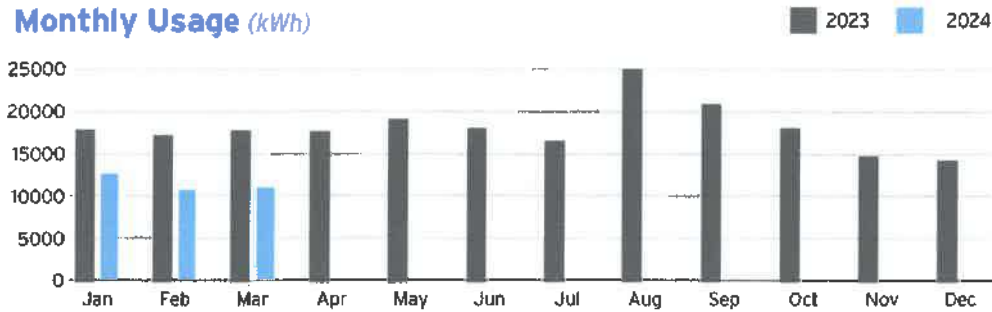
[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

**Account Summary**

<b>Current Service Period:</b> February 02, 2024 - March 01, 2024	
Previous Amount Due	\$1,059.41
Payment(s) Received Since Last Statement	-\$1,059.41
<b>Current Month's Charges</b>	<b>\$1,037.44</b>
<b>Amount Due by March 28, 2024</b>	<b>\$1,037.44</b>

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Account #: 211027180846

Due Date: March 28, 2024

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,037.44

Payment Amount: \$ \_\_\_\_\_

684717269721

Your account will be drafted on March 28, 2024

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
 TOUCHSTONE COMMUNITY DEVELOPMENT DI  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

00000651-0100521-Page 7 of 22



**Service For:**  
4281 S 78TH ST  
CLB HSE, TAMPA, FL 33619-6961

Account #: 211027180846  
Statement Date: March 07, 2024  
Charges Due: March 28, 2024

### Meter Read

**Service Period:** Feb 02, 2024 - Mar 01, 2024

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000756145	03/01/2024	10,049	98,948		11,101 kWh	1	29 Days
1000756145	03/01/2024	27.12	0		27.12 kW	1	29 Days

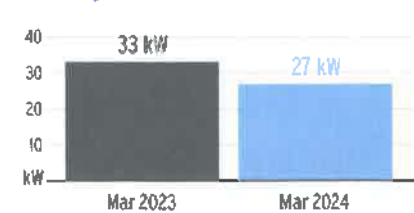
### Charge Details

Charge Description	Rate	Amount
<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$1.08000	\$30.24
Billing Demand Charge	27 kW @ \$14.20000/kW	\$383.40
Energy Charge	11,101 kWh @ \$0.00736/kWh	\$81.70
Fuel Charge	11,101 kWh @ \$0.03843/kWh	\$426.61
Capacity Charge	27 kW @ \$0.20000/kW	\$5.40
Storm Protection Charge	27 kW @ \$0.72000/kW	\$19.44
Energy Conservation Charge	27 kW @ \$0.73000/kW	\$19.71
Environmental Cost Recovery	11,101 kWh @ \$0.00081/kWh	\$8.99
Clean Energy Transition Mechanism	27 kW @ \$1.12000/kW	\$30.24
Storm Surcharge	11,101 kWh @ \$0.00052/kWh	\$5.77
Florida Gross Receipt Tax		\$25.94
<b>Electric Service Cost</b>		<b>\$1,037.44</b>

### Avg kWh Used Per Day



### Billing Demand (kW)



**Total Current Month's Charges \$1,037.44**

### Load Factor



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

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

### Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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00000051-0000521-Page 8 of 22



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
 S 78TH ST AND CAMDEN FIELD PKWY PH4  
 TAMPA, FL 33619

Statement Date: March 07, 2024

Amount Due: \$1,202.71

Due Date: March 28, 2024

Account #: 221008101554

**DO NOT PAY. Your account will be drafted on March 28, 2024**

**Account Summary**

<b>Current Service Period:</b> February 02, 2024 - March 01, 2024	
Previous Amount Due	\$1,202.71
Payment(s) Received Since Last Statement	-\$1,202.71
<b>Current Month's Charges</b>	<b>\$1,202.71</b>
<b>Amount Due by March 28, 2024</b>	<b>\$1,202.71</b>

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



Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

00003698-0000716-Page 1 of 4

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Received

Account #: 221008101554

Due Date: March 28, 2024

MAR 13

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Amount Due: \$1,202.71

Payment Amount: \$ \_\_\_\_\_

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

618050859229

Your account will be drafted on March 28, 2024



00003698 FTECO103872423382210 00000 03 0000000 17817 002  
 TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
 2005 PAN AM CIR, STE 120  
 TAMPA, FL 33607-2529

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.









TOUCHSTONE CDD  
78TH ST S, TOWER DAIRY, PH 5  
TAMPA, FL 33619

Statement Date: March 07, 2024

Amount Due: \$1,325.03

Due Date: March 28, 2024

Account #: 221008192751

DO NOT PAY. Your account will be drafted on March 28, 2024

### Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due	\$1,325.03
Payment(s) Received Since Last Statement	-\$1,325.03
<b>Current Month's Charges</b>	<b>\$1,325.03</b>

**Amount Due by March 28, 2024 \$1,325.03**

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



Scan here to view your account online.

## One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008192751

Due Date: March 28, 2024

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,325.03

Payment Amount: \$ \_\_\_\_\_

618050859343

Your account will be drafted on March 28, 2024



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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

00003983-00001084- Page 1 of 6





**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
 4299 S 78TH ST  
 TAMPA, FL 33619-6961

**Statement Date:** March 07, 2024  
 Agenda Page 183

**Amount Due:** \$7,794.43

**Due Date:** March 28, 2024  
**Account #:** 221007137385

**DO NOT PAY.** Your account will be drafted on March 28, 2024

**Account Summary**

Previous Amount Due	\$7,794.52
Payment(s) Received Since Last Statement	-\$7,794.52
<b>Current Month's Charges</b>	<b>\$7,794.43</b>

**Amount Due by March 28, 2024 \$7,794.43**

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

**Your Energy Insight**

- Your average daily kWh used was **900% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

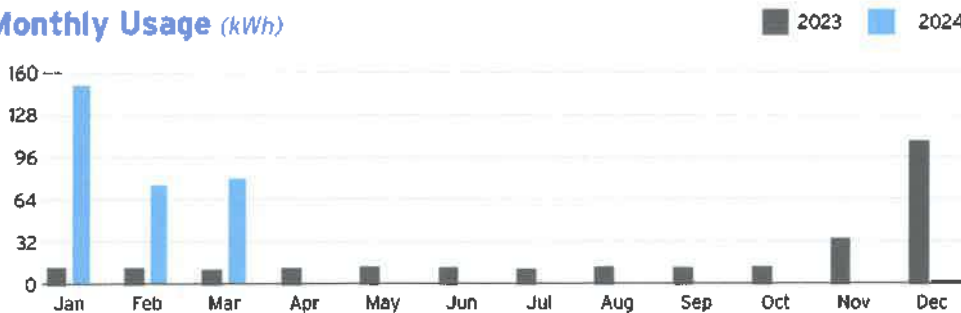
**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



**Account #:** 221007137385  
**Due Date:** March 28, 2024

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$7,794.43

**Payment Amount:** \$ \_\_\_\_\_

684717270018

Your account will be drafted on March 28, 2024

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

00000051-0001824-Page 13 of 22





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

Agenda Page 184  
Account #: 221007137385  
Statement Date: March 07, 2024  
Charges Due: March 28, 2024

## Meter Read

**Service Period:** Feb 02, 2024 - Mar 01, 2024

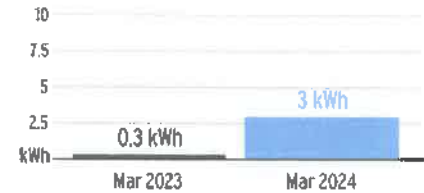
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000708574	03/01/2024	2,993	2,913	80 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Energy Charge	80 kWh @ \$0.08192/kWh	\$6.55
Fuel Charge	80 kWh @ \$0.03843/kWh	\$3.07
Storm Protection Charge	80 kWh @ \$0.00775/kWh	\$0.62
Clean Energy Transition Mechanism	80 kWh @ \$0.00427/kWh	\$0.34
Storm Surcharge	80 kWh @ \$0.00225/kWh	\$0.18
Florida Gross Receipt Tax		\$0.81
<b>Electric Service Cost</b>		<b>\$32.57</b>



Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- 
**Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 
**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- 
**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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- 
**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- 
**Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** Commercial Customer Care: 866-832-6249  
Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Agenda Page 185  
 Account #: 221007137385  
 Statement Date: March 07, 2024  
 Charges Due: March 28, 2024

**Service Period:** Feb 02, 2024 - Mar 01, 2024

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 29 days**

Lighting Energy Charge	3658 kWh @ \$0.03406/kWh	\$124.59
Fixture & Maintenance Charge	174 Fixtures	\$3088.14
Lighting Pole / Wire	174 Poles	\$4253.56
Lighting Fuel Charge	3658 kWh @ \$0.03806/kWh	\$139.22
Storm Protection Charge	3658 kWh @ \$0.03877/kWh	\$141.82
Clean Energy Transition Mechanism	3658 kWh @ \$0.00036/kWh	\$1.32
Storm Surcharge	3658 kWh @ \$0.00074/kWh	\$2.71
Florida Gross Receipt Tax		\$10.50

**Lighting Charges** **\$7,761.86**

**Total Current Month's Charges** **\$7,794.43**

00010051-0000525-Page 15 of 22



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

Agenda Page 186  
Account #: 221007137385  
Statement Date: March 07, 2024  
Charges Due: March 28, 2024

**Important Messages**

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.





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

Statement Date: March 07, 2024

Amount Due: \$843.21

Due Date: March 28, 2024  
Account #: 221008637573

DO NOT PAY. Your account will be drafted on March 28, 2024

### Account Summary

Current Service Period: February 02, 2024 - March 01, 2024

Previous Amount Due	\$843.21
Payment(s) Received Since Last Statement	-\$843.21
<b>Current Month's Charges</b>	<b>\$843.21</b>

**Amount Due by March 28, 2024 \$843.21**

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



Scan here to view your account online.

## One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Received

MAR 13

Account #: 221008637573  
Due Date: March 28, 2024

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$843.21

Payment Amount: \$ \_\_\_\_\_

657556888843

Your account will be drafted on March 28, 2024



00003863 FTECO103072423382210 00000 03 00000000 17964 004  
TOUCHSTONE CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

00003863-00000002-Page 1 of 8



**Service For:**  
 78TH ST S TOWER DAIRY PH6  
 TAMPA, FL 33619

**Account #:** 221008637573  
**Statement Date:** March 07, 2024  
**Charges Due:** March 28, 2024

**Service Period:** Feb 02, 2024 - Mar 01, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	399 kWh @ \$0.03406/kWh	\$13.59
Fixture & Maintenance Charge	21 Fixtures	\$348.81
Lighting Pole / Wire	21 Poles	\$448.56
Lighting Fuel Charge	399 kWh @ \$0.03806/kWh	\$15.19
Storm Protection Charge	399 kWh @ \$0.03877/kWh	\$15.47
Clean Energy Transition Mechanism	399 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	399 kWh @ \$0.00074/kWh	\$0.30
Florida Gross Receipt Tax		\$1.15
<b>Lighting Charges</b>		<b>\$843.21</b>

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**Total Current Month's Charges** **\$843.21**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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- Mail A Check Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
 0 S 78TH ST TOWER DAIRY PH7  
 TAMPA, FL 33619

Statement Date: March 07, 2024  
 Agenda Page 189

Amount Due: \$329.79

**Due Date:** March 28, 2024  
**Account #:** 221008369474

**DO NOT PAY.** Your account will be drafted on March 28, 2024

**Account Summary**

<b>Current Service Period:</b> February 02, 2024 - March 01, 2024	
Previous Amount Due	\$329.79
Payment(s) Received Since Last Statement	-\$329.79
<b>Current Month's Charges</b>	<b>\$329.79</b>
<b>Amount Due by March 28, 2024</b>	<b>\$329.79</b>

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



Scan here to view your account online.

0000051-0000519-Page 3 of 22

**One Less Worry :)**

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[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Received**  
 MAR 13

**Account #:** 221008369474  
**Due Date:** March 28, 2024

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Amount Due:	\$329.79
Payment Amount: \$	_____

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

65755688824

Your account will be drafted on March 28, 2024

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.



Service For:  
O S 78TH ST TOWER DAIRY PH7  
TAMPA, FL 33619

Account #: 221008369474  
Statement Date: March 07, 2024  
Charges Due: March 28, 2024

Service Period: Feb 02, 2024 - Mar 01, 2024

Rate Schedule: Lighting Service

### Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	133 kWh @ \$0.03406/kWh	\$4.53
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03806/kWh	\$5.06
Storm Protection Charge	133 kWh @ \$0.03877/kWh	\$5.16
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	133 kWh @ \$0.00074/kWh	\$0.10
Florida Gross Receipt Tax		\$0.38
<b>Lighting Charges</b>		<b>\$329.79</b>

**Total Current Month's Charges \$329.79**

### Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

80002081-0100518-Page 4 of 22

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: March 07, 2024  
 Agenda Page 191

Amount Due: \$21.54

Due Date: March 28, 2024

Account #: 211023749768

**DO NOT PAY.** Your account will be drafted on March 28, 2024

**Account Summary**

**Current Service Period:** February 02, 2024 - March 01, 2024

Previous Amount Due	\$22.31
Payment(s) Received Since Last Statement	-\$22.31
<b>Current Month's Charges</b>	<b>\$21.54</b>

**Amount Due by March 28, 2024 \$21.54**

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



Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

0000051-000527-Page 19 of 22

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211023749768

Due Date: March 28, 2024



**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$21.54

Payment Amount: \$ \_\_\_\_\_

666198794364

Your account will be drafted on March 28, 2024

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
 TOUCHSTONE COMMUNITY DEVELOPMENT DI  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.



**Service For:**  
7011 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578

Account #: 211023749768  
Statement Date: March 07, 2024  
Charges Due: March 28, 2024

## Meter Read

**Service Period:** Feb 02, 2024 - Mar 01, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845380	03/01/2024	0		0		0 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.00
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.54</b>

## Avg kWh Used Per Day



**Total Current Month's Charges** **\$21.54**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**Fields**  
 CONSULTING GROUP, LLC  
 11749 Crestridge Loop  
 Trinity, FL 34655



# Invoice

Date	Invoice #
2/12/2024	3259

Bill To
Inframark Touchstone CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"5 Minute Mailbox Parking" (12x18) reflective metal sign; Installed with 10-ft galv u-channel post.	5	125.00	625.00
Printing & Reprod...	"No Parking On CDD Property" (12x18) reflective metal sign; Installed with 10-ft galv u-channel post.	10	125.00	1,250.00

<b>Subtotal</b>	\$1,875.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$1,875.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,875.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

**Fields**  
 CONSULTING GROUP, LLC  
 11749 Crestridge Loop  
 Trinity, FL 34655



# Invoice

Date	Invoice #
3/20/2024	3283

Bill To
Inframark Touchstone CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"No Soliciting" (18x24) metal sign; Installed with 8-ft galvanized u-channel post.	1	175.00	175.00

<b>Subtotal</b>	\$175.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$175.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$175.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# INVOICE

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

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



## Touchstone

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: 5988  
Terms: Net 15  
Invoice date: 03/03/2024  
Due date: 03/18/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Labor</b> empty 6 trash cans and 6 dog waste cans once a week for 4 weeks price includes trash bags and mut mits		4	\$62.50	\$250.00

**Total** **\$250.00**

### Note to customer

Thank You! We Appreciate Your Business.

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/4/2024

**Invoice#:** 03042024-01

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2019 - FY 24 Off Roll Debt Service

**Code to:** 201.103200.1000

**Amount:** \$440.29

**Requested By:** Teresa Farlow 3/4/2024



# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Date: 3/4/2024  
To: Joyce Blocker  
From: Leah Popelka  
RE: Off-Roll: Deposit to O&M Account FY 2024

- I. Please deposit to O&M account
- II. Please process Due to Debt Service distribution

Check Number	Date	Amount
1725965	2/28/2024	\$ 1,425.14
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
<b>Total Deposit - Off roll:</b>		<b>\$ 1,425.14</b>

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ TAMPA, FL 33607  
813-873-7300 PHONE ~ 813-873-7070 FAX

**Date:**  
**Trustee:** Brett Sawyer / US Bank  
**From:** Eric Davidson  
**Re:** TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

**Please deposit funds as follows:**

Check #	Check Date	Amount
1725965	2/28/2024	\$ 501.06

.....  
 .....  
 .....  
 .....

<b>Total Deposit to TOUCHSTONE CDD</b>	
<b>Series 2022 Revenue Account (265952000):</b>	<b>\$ 501.06</b>

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ TAMPA, FL 33607  
813-873-7300 PHONE ~ 813-873-7070 FAX

**Date:**  
**Trustee:** Brett Sawyer / US Bank  
**From:** Eric Davidson  
**Re:** TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

**Please deposit funds as follows:**

Check #	Check Date	Amount
1725965	2/28/2024	\$ 440.29

<b>Total Deposit to TOUCHSTONE CDD Series 2019 Revenue Account (226529000):</b>	<b>\$ 440.29</b>
---	------------------

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/6/2024

**Invoice#:** 03042024-01

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2018 - FY 24 Tax Dist ID 665

**Code to:** 200.103200.1000

**Amount:** \$2,750.83

**Requested By:** 3/6/2024  
Teresa Farlow

# TOUCHSTONE CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>3/4/2024</u>
<b>Payable To</b>	<u>Touchstone CDD</u>
<b>Check Amount</b>	<u>\$2,750.83</u>
<b>Check Description</b>	<u>Series 2018 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,508.09</u>
<b>Check Description</b>	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,111.02</u>
<b>Check Description</b>	<u>Series 2022 - FY 24 Tax Dist. ID 665</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	_____	Date _____

# TOUCHSTONE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 970,233.41	41.23%	0.412300
Net DS 18	\$ 334,604.24	14.22%	0.142200
Net DS 19	\$ 548,353.11	23.30%	0.233000
Net DS 22	\$ 500,055.48	21.25%	0.212500
Net Total	2,353,246.24	100.00%	100.00%

98%

200

201

203

Date Received	Amount Received	41.23%	41.23%	14.22%	14.22%	23.30%	23.30%	23.30%	23.30%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/8/2023	11,415.60	4,706.60	4,706.60	1,623.17	1,623.17	2,660.06	2,660.06	2,425.77	2,425.77	-	644	1790(18/19), 1795
11/17/2023	84,360.19	34,781.34	34,781.34	11,995.04	11,995.04	19,657.60	19,657.60	17,926.21	17,926.21	-	646	1790(18/19), 1795
11/22/2023	71,716.59	29,568.45	29,568.45	10,197.26	10,197.26	16,711.39	16,711.39	15,239.49	15,239.49	-	647	
12/5/2023	90,011.91	37,111.53	37,111.53	12,798.65	12,798.65	20,974.56	20,974.56	19,127.17	19,127.17	-	649	1795
12/7/2023	1,986,336.22	818,957.96	818,957.96	282,433.91	282,433.91	462,855.79	462,855.79	422,088.56	422,088.56	-	651	
12/15/2023	12,795.41	5,275.49	5,275.49	1,819.36	1,819.36	2,981.58	2,981.58	2,718.97	2,718.97	0.01	652	1798
1/5/2024	31,850.35	13,131.76	13,131.76	4,528.75	4,528.75	7,421.76	7,421.76	6,768.07	6,768.07	0.01	655	1818
2/2/2024	2,516.01	1,037.34	1,037.34	357.75	357.75	586.28	586.28	534.64	534.64	-	Int 2/2/24	1835
2/7/2024	2,897.17	1,194.49	1,194.49	411.94	411.94	675.10	675.10	615.64	615.64	-	662	1835
3/4/2024	19,346.36	7,976.42	7,976.42	2,750.83	2,750.83	4,508.09	4,508.09	4,111.02	4,111.02	-	665	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>2,313,245.81</b>	<b>953,741.39</b>	<b>953,741.38</b>	<b>328,916.65</b>	<b>328,916.66</b>	<b>539,032.21</b>	<b>539,032.21</b>	<b>491,555.55</b>	<b>491,555.54</b>	0.02		
<b>Net Total on Roll</b>	<b>2,353,246.24</b>		<b>970,233.41</b>		<b>334,604.24</b>		<b>548,353.11</b>		<b>500,055.48</b>	0		
<b>Collection Surplus / (Deficit)</b>	<b>(40,000.43)</b>		<b>(16,492.03)</b>		<b>(5,687.58)</b>		<b>(9,320.90)</b>		<b>(8,499.94)</b>			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
<b>Installment</b>	-	-	-	-	-	-	-	-	-	-	-
Real Estate Current	665	DD0124	FISHHAWK IV CDD	9,706.77	0.00	0.00	0.00	-97.07	9,609.70	192.20	9,417.50
Real Estate Current	665	DD0125	PARK CREEK CDD	5,324.07	0.00	0.00	0.00	-53.24	5,270.83	105.41	5,165.42
Real Estate Current	665	DD0126	HIDDEN CREEK CDD	7,369.32	0.00	0.00	0.00	-66.00	7,303.32	146.07	7,157.25
Real Estate Current	665	DD0129	DG FARMS CDD	9,466.20	0.00	0.00	0.00	-139.14	9,327.06	188.54	9,140.52
Real Estate Current	665	DD0131	LA COLLINA CDD	2,158.38	0.00	0.00	0.00	-21.56	2,134.80	42.69	2,092.11
Real Estate Current	665	DD0132	BALLENTRAE HILLSBOROUGH CDD	6,398.94	0.00	0.00	0.00	-63.99	6,334.95	126.70	6,208.25
Real Estate Current	665	DD0133	WYNNMERE WEST CDD	2,618.28	0.00	0.00	0.00	-26.18	2,592.08	51.84	2,540.24
Real Estate Current	665	DD0135	CARLTON LAKES CDD	11,431.95	0.00	0.00	0.00	-104.95	11,327.00	226.54	11,100.46
Real Estate Current	665	DD0137	OAKS AT SHADY CREEK CDD	5,282.14	0.00	0.00	0.00	-41.86	5,220.28	104.40	5,115.88
Real Estate Current	665	DD0138	RIVERBEND WEST CDD	4,707.65	0.00	0.00	0.00	-47.07	4,660.58	93.21	4,567.37
Real Estate Current	665	DD0140	SOUTH FORK HI	10,083.28	0.00	0.00	0.00	-81.29	10,001.97	200.04	9,801.93
Real Estate Current	665	DD0141	K-BAR II CDD	27,359.20	0.00	0.00	0.00	-273.60	27,085.80	541.71	26,543.89
Real Estate Current	665	DD0142	WATERSET CENTRAL CDD	18,186.61	0.00	0.00	0.00	-162.88	18,023.73	360.47	17,663.26
Real Estate Current	665	DD0143	TOUCHSTONE CDD	19,992.71	0.00	0.00	0.00	-251.53	19,741.18	394.82	19,346.36
Real Estate Current	665	DD0144	VENTANA CDD	2,460.21	0.00	0.00	0.00	-24.60	2,435.61	48.71	2,386.90
Real Estate Current	665	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-20.69	2,048.38	40.97	2,007.41
Real Estate Current	665	DD0147	BOYETTE PARK CDD	3,014.70	0.00	0.00	0.00	-30.15	2,984.55	59.69	2,924.86
Real Estate Installment	665	DD0147	BOYETTE PARK CDD	830.09	0.00	0.00	0.00	0.00	830.09	16.60	813.49
Real Estate Current, Real Estate Installment	665	DD0147	BOYETTE PARK CDD	3,844.79	0.00	0.00	0.00	-30.15	3,814.64	76.29	3,738.35
Real Estate Current	665	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	0.00	-4.14	410.29	8.21	402.08
Real Estate Current	665	DD0149	CYPRESS MILL CDD	9,473.07	0.00	0.00	0.00	-91.02	9,382.05	187.64	9,194.41

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/13/2024

**Invoice#:** 03042024-01

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2019 - FY 24 Off Roll DS

**Code to:** 201.103200.1000

**Amount:** \$440.29

**Requested By:** Teresa Farlow 3/13/2024



# TOUCHSTONE DISTRICT CHECK REQUEST

2/22/2024  
**Today's Date** 3/4/2024  
**Check Amount** \$440.29  
**Payable To** TOUCHSTONE CDD  
**Check Description** Off-Roll Debt Service Assessments Series 2019  
**Special Instructions**  
**Check Amount** \$501.06  
**Payable To** Touchstone CDD  
**Check Description** Off-Roll Debt Service Assessments Series 2022  
Authorization  
(Please attach all supporting documentation: invoices, receipts, etc.)

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	_____	Date _____

# TOUCHSTONE Community Development District

**PHASE 2B**

Lot	Block	Date	Total Off Roll Assessment	O&M	Series 2019 Debt Service	Series 2022 Debt Service	Long Term A Bond Payoff	O&M Check #	DS Check #
29		3/12/2024	\$ 1,425.14	\$ 483.79	\$ 440.29	\$ 501.06			
			<b>\$1,425.14</b>	<b>\$483.79</b>	<b>\$440.29</b>	<b>\$501.06</b>	<b>\$0.00</b>		

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Date: 3/4/2024  
To: Joyce Blocker  
From: Leah Popelka  
RE: Off-Roll: Deposit to O&M Account FY 2024

**I. Please deposit to O&M account**

**II. Please process Due to Debt Service distribution**

Check Number	Date	Amount
991211879	3/12/2024	\$ 1,425.14

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**Total Deposit - Off roll: \$ 1,425.14**

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/4/2024

**Invoice#:** 03042024-02

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2022 - FY24 Off Roll Debt Assessment

**Code to:** 201.103200.1000

**Amount:** \$501.06

**Requested By:** Teresa Farlow 3/4/2024

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Date: 3/4/2024  
To: Joyce Blocker  
From: Leah Popeika  
RE: Off-Roll: Deposit to O&M Account FY 2024

- I. Please deposit to O&M account
- II. Please process Due to Debt Service distribution

Check Number	Date	Amount
1725965	2/28/2024	\$ 1,425.14
.....		
.....		
.....		
.....		
.....		
.....		
<b>Total Deposit - Off roll:</b>		<b>\$ 1,425.14</b>

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ TAMPA, FL 33607  
813-873-7300 PHONE ~ 813-873-7070 FAX

**Date:**  
**Trustee:** Brett Sawyer / US Bank  
**From:** Eric Davidson  
**Re:** TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

**Please deposit funds as follows:**

Check #	Check Date	Amount
1725965	2/28/2024	\$ 501.06
.....		
.....		
.....		
.....		

	<b>Total Deposit to TOUCHSTONE CDD</b>
	<b>Series 2022 Revenue Account (265952000): \$ 501.06</b>

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ TAMPA, FL 33607  
813-873-7300 PHONE ~ 813-873-7070 FAX

**Date:**  
**Trustee:** Brett Sawyer / US Bank  
**From:** Eric Davidson  
**Re:** TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

**Please deposit funds as follows:**

Check #	Check Date	Amount
1725965	2/28/2024	\$ 440.29

<b>Total Deposit to TOUCHSTONE CDD Series 2019 Revenue Account (226529000):</b>	<b>\$ 440.29</b>
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**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/13/2024

**Invoice#:** 03042024-02

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2022 - FY24 Off Roll DS

**Code to:** 201.103200.1000

**Amount:** \$501.06

**Requested By:** Teresa Farlow 3/13/2024





# TOUCHSTONE Community Development District

**PHASE 2B**

Lot	Block	Date	Total Off Roll Assessment	O&M	Series 2019 Debt Service	Series 2022 Debt Service	Long Term A Bond Payoff	O&M Check #	DS Check #
29		3/12/2024	\$ 1,425.14	\$ 483.79	\$ 440.29	\$ 501.06			
			<b>\$1,425.14</b>	<b>\$483.79</b>	<b>\$440.29</b>	<b>\$501.06</b>	<b>\$0.00</b>		

# TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Date: 3/4/2024  
To: Joyce Blocker  
From: Leah Popelka  
RE: Off-Roll: Deposit to O&M Account FY 2024

**I. Please deposit to O&M account**

**II. Please process Due to Debt Service distribution**

Check Number	Date	Amount
<u>991211879</u>	3/12/2024	\$ 1,425.14

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**Total Deposit - Off roll: \$ 1,425.14**

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/6/2024

**Invoice#:** 03042024-02-A

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2019 - FY 24 Tax Dist ID 665

**Code to:** 201.103200.1000

**Amount:** \$4,508.09

**Requested By:** 3/6/2024  
Teresa Farlow

# TOUCHSTONE CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>3/4/2024</u>
<b>Payable To</b>	<u>Touchstone CDD</u>
<b>Check Amount</b>	<u>\$2,750.83</u>
<b>Check Description</b>	<u>Series 2018 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,508.09</u>
<b>Check Description</b>	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,111.02</u>
<b>Check Description</b>	<u>Series 2022 - FY 24 Tax Dist. ID 665</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #		Date _____



Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Feeding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
<b>Installment</b>	-	-	-	-	-	-	-	-	-	-	-
Real Estate Current	665	DD0124	FISHHAWK IV CDD	9,706.77	0.00	0.00	0.00	-97.07	9,609.70	192.20	9,417.50
Real Estate Current	665	DD0125	PARK CREEK CDD	5,324.07	0.00	0.00	0.00	-53.24	5,270.83	105.41	5,165.42
Real Estate Current	665	DD0126	HIDDEN CREEK CDD	7,369.32	0.00	0.00	0.00	-68.00	7,303.32	148.07	7,157.25
Real Estate Current	665	DD0129	DG FARMS CDD	9,466.20	0.00	0.00	0.00	-139.14	9,327.06	186.54	9,140.52
Real Estate Current	665	DD0131	LA COLLINA CDD	2,156.36	0.00	0.00	0.00	-21.56	2,134.80	42.69	2,092.11
Real Estate Current	665	DD0132	BALLENTRAE HILLSBOROUGH CDD	6,398.94	0.00	0.00	0.00	-63.99	6,334.95	126.70	6,208.25
Real Estate Current	665	DD0133	WYNNMERE WEST CDD	2,618.26	0.00	0.00	0.00	-28.18	2,592.08	51.84	2,540.24
Real Estate Current	665	DD0135	CARLTON LAKES CDD	11,431.95	0.00	0.00	0.00	-104.95	11,327.00	226.54	11,100.46
Real Estate Current	665	DD0137	OAKS AT SHADY CREEK CDD	5,282.14	0.00	0.00	0.00	-41.86	5,220.28	104.40	5,115.88
Real Estate Current	665	DD0138	RIVERBEND WEST CDD	4,707.65	0.00	0.00	0.00	-47.07	4,660.58	93.21	4,567.37
Real Estate Current	665	DD0140	SOUTH FORK III	10,083.28	0.00	0.00	0.00	-81.29	10,001.97	200.04	9,801.93
Real Estate Current	665	DD0141	K-BAR II CDD	27,359.20	0.00	0.00	0.00	-273.60	27,085.60	541.71	26,543.89
Real Estate Current	665	DD0142	WATERSET CENTRAL CDD	18,186.61	0.00	0.00	0.00	-162.88	18,023.73	360.47	17,663.26
Real Estate Current	665	DD0143	TOUCHSTONE CDD	19,982.71	0.00	0.00	0.00	-251.53	19,741.18	394.82	19,346.36
Real Estate Current	665	DD0144	VENTANA CDD	2,460.21	0.00	0.00	0.00	-24.60	2,435.61	48.71	2,386.90
Real Estate Current	665	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-20.69	2,048.38	40.97	2,007.41
Real Estate Current	665	DD0147	BOYETTE PARK CDD	3,014.70	0.00	0.00	0.00	-30.15	2,984.55	59.89	2,924.86
Real Estate Installment	665	DD0147	BOYETTE PARK CDD	830.09	0.00	0.00	0.00	0.00	830.09	16.60	813.49
Real Estate Current, Real Estate Installment	665	DD0147	BOYETTE PARK CDD	3,644.79	0.00	0.00	0.00	-30.15	3,614.64	76.29	3,736.35
Real Estate Current	665	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	0.00	-4.14	410.29	8.21	402.08
Real Estate Current	665	DD0149	CYPRESS MILL CDD	9,473.07	0.00	0.00	0.00	-91.02	9,382.05	187.64	9,194.41

**CHECK REQUEST FORM**  
**Touchstone**

**Date:** 3/6/2024

**Invoice#:** 03042024-03 -

**Vendor#:** V00033

**Vendor Name:** Touchstone

**Pay From:** Truist Acct# 1885

**Description:** Series 2022 - FY24 Tax Dist ID 665

**Code to:** 201.103200.1000

**Amount:** \$4,111.02

**Requested By:** 3/6/2024  
Teresa Farlow



# TOUCHSTONE CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>3/4/2024</u>
<b>Payable To</b>	<u>Touchstone CDD</u>
<b>Check Amount</b>	<u>\$2,750.83</u>
<b>Check Description</b>	<u>Series 2018 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,508.09</u>
<b>Check Description</b>	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
<b>Check Amount</b>	<u>\$4,111.02</u>
<b>Check Description</b>	<u>Series 2022 - FY 24 Tax Dist. ID 665</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

*ERIC*

\_\_\_\_\_  
Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk #		Date	

# TOUCHSTONE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 970,233.41	41.23%	0.412300
Net DS 18	\$ 334,604.24	14.22%	0.142200
Net DS 19	\$ 548,353.11	23.30%	0.233000
Net DS 22	\$ 500,055.48	21.25%	0.212500
Net Total	2,353,246.24	100.00%	100.00%

98%

200

201

203

Date Received	Amount Received	41.23%	41.23%	14.22%	14.22%	23.30%	23.30%	23.30%	23.30%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/8/2023	11,415.60	4,706.60	4,706.60	1,623.17	1,623.17	2,660.06	2,660.06	2,425.77	2,425.77	-	644	1790(18/19), 1795
11/17/2023	84,360.19	34,781.34	34,781.34	11,995.04	11,995.04	19,657.60	19,657.60	17,926.21	17,926.21	-	646	1790(18/19), 1795
11/22/2023	71,716.59	29,568.45	29,568.45	10,197.26	10,197.26	16,711.39	16,711.39	15,239.49	15,239.49	-	647	
12/5/2023	90,011.91	37,111.53	37,111.53	12,798.65	12,798.65	20,974.56	20,974.56	19,127.17	19,127.17	-	649	1795
12/7/2023	1,986,336.22	818,957.96	818,957.96	282,433.91	282,433.91	462,855.79	462,855.79	422,088.56	422,088.56	-	651	
12/15/2023	12,795.41	5,275.49	5,275.49	1,819.36	1,819.36	2,981.58	2,981.58	2,718.97	2,718.97	0.01	652	1798
1/5/2024	31,850.35	13,131.76	13,131.76	4,528.75	4,528.75	7,421.76	7,421.76	6,768.07	6,768.07	0.01	655	1818
2/2/2024	2,516.01	1,037.34	1,037.34	357.75	357.75	586.28	586.28	534.64	534.64	-	Int 2/2/24	1835
2/7/2024	2,897.17	1,194.49	1,194.49	411.94	411.94	675.10	675.10	615.64	615.64	-	662	1835
3/4/2024	19,346.36	7,976.42	7,976.42	2,750.83	2,750.83	4,508.09	4,508.09	4,111.02	4,111.02	-	665	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>2,313,245.81</b>	<b>953,741.39</b>	<b>953,741.38</b>	<b>328,916.65</b>	<b>328,916.66</b>	<b>539,032.21</b>	<b>539,032.21</b>	<b>491,555.55</b>	<b>491,555.54</b>	0.02		
<b>Net Total on Roll</b>	2,353,246.24		970,233.41		334,604.24		548,353.11		500,055.48	0		
<b>Collection Surplus / (Deficit)</b>	(40,000.43)		(16,492.03)		(5,687.58)		(9,320.90)		(8,499.94)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

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Real Estate Current	665	DD0135	CARLTON LAKES CDD	11,431.95	0.00	0.00	0.00	-104.95	11,327.00	226.54	11,100.46
Real Estate Current	665	DD0137	OAKS AT SHADY CREEK CDD	5,262.14	0.00	0.00	0.00	-41.86	5,220.28	104.40	5,115.88
Real Estate Current	665	DD0138	RIVERBEND WEST CDD	4,707.65	0.00	0.00	0.00	-47.07	4,660.58	93.21	4,567.37
Real Estate Current	665	DD0140	SOUTH FORK III	10,083.26	0.00	0.00	0.00	-81.29	10,001.97	200.04	9,801.93
Real Estate Current	665	DD0141	K-BAR II CDD	27,359.20	0.00	0.00	0.00	-273.60	27,085.60	541.71	26,543.89
Real Estate Current	665	DD0142	WATERSET CENTRAL CDD	18,166.61	0.00	0.00	0.00	-162.88	18,023.73	360.47	17,663.26
Real Estate Current	665	DD0143	TOUCHSTONE CDD	19,992.71	0.00	0.00	0.00	-251.53	19,741.18	394.82	19,346.36
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Real Estate Current	665	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-20.69	2,048.38	40.97	2,007.41
Real Estate Current	665	DD0147	BOYETTE PARK CDD	3,014.70	0.00	0.00	0.00	-30.15	2,984.55	59.69	2,924.86
Real Estate Installment	665	DD0147	BOYETTE PARK CDD	830.09	0.00	0.00	0.00	0.00	830.09	16.60	813.49
Real Estate Current, Real Estate Installment	665	DD0147	BOYETTE PARK CDD	3,844.79	0.00	0.00	0.00	-30.15	3,814.64	76.29	3,738.35
Real Estate Current	665	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	0.00	-4.14	410.29	8.21	402.08
Real Estate Current	665	DD0149	CYPRESS MILL CDD	9,473.07	0.00	0.00	0.00	-91.02	9,382.05	187.64	9,194.41



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7205301



000003218 02 SP 106481950180049 P

Touchstone COMM Development District  
ATTN District Manager  
2005 Pan AM Circle, Suite 300  
Tampa, FL 33607  
United States





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7205301  
Account Number: 226529000  
Invoice Date: 01/25/2024  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Touchstone COMM Development District  
ATTN District Manager  
2005 Pan AM Circle, Suite 300  
Tampa, FL 33607  
United States

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2019  
(2019 PROJECT)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE \$4,094.50**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BOND, SERIES 2019 (2019  
PROJECT)**

Invoice Number: 7205301  
Account Number: 226529000  
Current Due: \$4,094.50  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank

Invoice # 7205301  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 7205301  
 Invoice Date: 01/25/2024  
 Account Number: 226529000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

Agenda Page 226

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
 SPECIAL ASSESSMENT BOND, SERIES 2019 (2019  
 PROJECT)**

Accounts Included 226529000 226529001 226529002 226529003 226529004 226529005  
 In This Relationship: 226529006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,800.00	100.00%	\$3,800.00
<b>Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024</b>				<b>\$3,800.00</b>
Incidental Expenses 01/01/2024 to 12/31/2024	3,800.00	0.0775		\$294.50
<b>Subtotal Incidental Expenses</b>				<b>\$294.50</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,094.50</b>



# INVOICE

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

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



## Touchstone

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

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

### Invoice details

Invoice no.: 6012  
 Terms: Net 15  
 Invoice date: 03/28/2024  
 Due date: 04/12/2024

#	Date	Product or service	Qty	Rate	Amount
1.		<b>Labor</b> Provide and install and stock 2 dog waste stations. One On wild senna and one on canterbury ct.	2	\$225.00	\$450.00

**Total** **\$450.00**

### Note to customer

Thank You! We Appreciate Your Business.

# Invoice

Suncoast Pool Service

P.O. Box 224  
 Elfers, FL 34680

Date	Invoice #
3/15/2024	10165

<b>Bill To</b>
LEN-Touchstone LLC. 4600 W. Cypress Suite 200 Tampa, FL. 33607

P.O. No.	Terms	Project
splash pad repair	Due on receipt	

Quantity	Description	Rate	Amount
1	replacement impeller for 5 HP EQ Series Pump Splash Pad	660.00	660.00
1	Replacement of Seal Plate for splash pad pump	825.00	825.00
1	Replacement diffuser for splash pad pump	530.00	530.00

Please make check payable to Suncoast Pool Service	<b>Total</b>	\$2,015.00
--	--------------	------------

Phone #
(727) 271-1395



**3C**

# Touchstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
As of March 31, 2024  
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2019		SERIES 2022A-1		SERIES 2022A-2		SERIES 2018	SERIES 2019	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	SUB DEBT	CAPITAL	CAPITAL	SUB CAPITAL	FIXED ASSETS	LONG-TERM			
	FUND	FUND	FUND	FUND	FUND	SERVICE FUND	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	FUND	FUND	
<b>ASSETS</b>														
Cash - Operating Account	\$ 901,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 901,662
Cash in Transit	-	-	501	-	-	-	-	-	-	-	-	-	-	501
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	-	-	-	-	235
Due From Other Funds	4,854	356	949	-	1,552	61	-	1,556	-	-	-	-	-	9,328
Investments:														
Acq. & Construction - Other	-	-	-	-	-	-	-	2	-	-	-	-	-	2
Acquisition & Construction Account	-	-	-	-	-	-	-	-	616	-	-	-	-	616
Interest Account	-	-	-	9,336	-	-	-	-	-	-	-	-	-	9,336
Interest Fund (A-1)	-	-	-	3,285	-	-	-	-	-	-	-	-	-	3,285
Interest Fund (A-2)	-	-	-	-	1,361	-	-	-	-	-	-	-	-	1,361
Prepayment Account	-	64	-	-	-	-	-	-	-	-	-	-	-	64
Reserve Fund	-	167,363	284,988	-	-	-	-	-	-	-	-	-	-	452,351
Reserve Fund (A-1)	-	-	-	230,673	-	-	-	-	-	-	-	-	-	230,673
Reserve Fund (A-2)	-	-	-	-	28,375	-	-	-	-	-	-	-	-	28,375
Revenue Fund	-	403,374	469,297	-	-	-	-	-	-	-	-	-	-	872,671
Revenue Fund (A-1)	-	-	-	518,903	115	-	-	-	-	-	-	-	-	519,018
Sinking fund	-	14	-	-	-	-	-	-	-	-	-	-	-	14
Deposits	248	-	-	-	-	-	-	-	-	-	-	-	-	248
Deposits - Water	330	-	-	-	-	-	-	-	-	-	-	-	-	330
Fixed Assets														
Construction Work In Process	-	-	-	-	-	-	-	-	-	13,985,456	-	-	-	13,985,456
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	-	1,883,844	-	1,883,844
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	-	27,611,156	27,611,156
<b>TOTAL ASSETS</b>	<b>\$ 907,329</b>	<b>\$ 571,171</b>	<b>\$ 755,735</b>	<b>\$ 762,197</b>	<b>\$ 31,403</b>	<b>\$ 61</b>	<b>\$ 2</b>	<b>\$ 2,172</b>	<b>\$ 13,985,456</b>	<b>\$ 29,495,000</b>	<b>\$ 46,510,526</b>			
<b>LIABILITIES</b>														
Accounts Payable	\$ 40,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,313
Accrued Expenses	7,800	-	-	-	-	-	-	-	-	-	-	-	-	7,800
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	14,415,000	-	14,415,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	-	-	-	-	-	13,560,000	-	13,560,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	-	-	-	1,520,000	-	1,520,000
Due To Other Funds	-	-	-	9,328	-	-	-	-	-	-	-	-	-	9,328
<b>TOTAL LIABILITIES</b>	<b>48,113</b>	<b>-</b>	<b>-</b>	<b>9,328</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,495,000</b>	<b>29,552,441</b>	

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of March 31, 2024  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2019	SERIES 2022A-2	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	SUB CAPITAL PROJECTS FUND			
<b>FUND BALANCES</b>											
Restricted for:											
Debt Service	-	571,171	755,735	752,869	31,403	-	-	-	-	-	2,111,178
Capital Projects	-	-	-	-	-	61	2	2,172	-	-	2,235
Unassigned:	859,216	-	-	-	-	-	-	-	13,985,456	-	14,844,672
<b>TOTAL FUND BALANCES</b>	<b>859,216</b>	<b>571,171</b>	<b>755,735</b>	<b>752,869</b>	<b>31,403</b>	<b>61</b>	<b>2</b>	<b>2,172</b>	<b>13,985,456</b>	<b>-</b>	<b>16,958,085</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 907,329</b>	<b>\$ 571,171</b>	<b>\$ 755,735</b>	<b>\$ 762,197</b>	<b>\$ 31,403</b>	<b>\$ 61</b>	<b>\$ 2</b>	<b>\$ 2,172</b>	<b>\$ 13,985,456</b>	<b>\$ 29,495,000</b>	<b>\$ 46,510,526</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Rental Income	\$ -	\$ 2,600	\$ 2,600	0.00%
Special Assmnts- Tax Collector	993,131	965,417	(27,714)	97.21%
Special Assmnts- CDD Collected	-	8,360	8,360	0.00%
Other Miscellaneous Revenues	-	950	950	0.00%
<b>TOTAL REVENUES</b>	<b>993,131</b>	<b>977,327</b>	<b>(15,804)</b>	<b>98.41%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,200	8,800	26.67%
ProfServ-Trustee Fees	12,300	15,785	(3,485)	128.33%
Disclosure Report	12,980	4,200	8,780	32.36%
District Counsel	15,000	7,254	7,746	48.36%
District Engineer	5,000	825	4,175	16.50%
District Manager	46,350	22,500	23,850	48.54%
Accounting Services	9,270	2,250	7,020	24.27%
Auditing Services	7,800	-	7,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	618	-	618	0.00%
Postage, Phone, Faxes, Copies	3,000	128	2,872	4.27%
Public Officials Insurance	3,458	2,788	670	80.62%
Legal Advertising	2,500	926	1,574	37.04%
Misc-Non Ad Valorem Taxes	-	3,967	(3,967)	0.00%
Bank Fees	750	-	750	0.00%
Website Administration	1,854	781	1,073	42.13%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	175	275	38.89%
<b>Total Administration</b>	<b>135,530</b>	<b>66,279</b>	<b>69,251</b>	<b>48.90%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	145,000	62,882	82,118	43.37%
<b>Total Electric Utility Services</b>	<b>145,000</b>	<b>62,882</b>	<b>82,118</b>	<b>43.37%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	15,000	3,542	11,458	23.61%
<b>Total Water-Sewer Comb Services</b>	<b>15,000</b>	<b>3,542</b>	<b>11,458</b>	<b>23.61%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	9,200	4,050	5,150	44.02%
Insurance - General Liability	4,228	3,409	819	80.63%
Insurance -Property & Casualty	4,700	31,406	(26,706)	668.21%
Landscape Maintenance	191,500	113,268	78,232	59.15%
Plant Replacement Program	20,000	11,617	8,383	58.09%
Wetland Maintenance	1,500	-	1,500	0.00%
Mulch & Tree Trimming	45,000	18,000	27,000	40.00%
Maintenance & Repairs	20,000	2,300	17,700	11.50%
Irrigation Maintenance	15,000	3,117	11,883	20.78%
<b>Total Other Physical Environment</b>	<b>311,128</b>	<b>187,167</b>	<b>123,961</b>	<b>60.16%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	5,000	-	5,000	0.00%
<b>Total Road and Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Payroll Taxes	27,500	-	27,500	0.00%
Amenity Center Cleaning & Supplies	1,500	-	1,500	0.00%
Contracts-Fire Control	15,000	-	15,000	0.00%
Contracts-HVAC	1,000	-	1,000	0.00%
Amenity Center Pest Control	6,000	-	6,000	0.00%
Onsite Staff	110,000	79,660	30,340	72.42%
Janitorial Services & Supplies	25,000	10,800	14,200	43.20%
Utilities-Clubhouse	25,000	1,489	23,511	5.96%
Insurance -Property & Casualty	19,847	-	19,847	0.00%
R&M-General	5,000	3,915	1,085	78.30%
R&M-Gate	1,000	575	425	57.50%
R&M-Pools	30,000	17,215	12,785	57.38%
R&M-Fitness Equipment	3,000	-	3,000	0.00%
R&M-Lights	1,000	-	1,000	0.00%
Landscape Maintenance	22,000	2,435	19,565	11.07%
Security System Monitoring & Maint.	21,000	11,083	9,917	52.78%
R&M - Amenity Center	5,000	-	5,000	0.00%
Trash Services	7,200	-	7,200	0.00%
Holiday Lighting & Decorations	5,000	6,229	(1,229)	124.58%
Amenities Furniture & Fixtures	3,000	-	3,000	0.00%
<b>Total Parks and Recreation</b>	<b>334,047</b>	<b>133,401</b>	<b>200,646</b>	<b>39.93%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Reserves</u></b>				
Capital Reserve	47,426	-	47,426	0.00%
<b>Total Reserves</b>	47,426	-	47,426	0.00%
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>993,131</b>	<b>453,271</b>	<b>539,860</b>	<b>45.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	524,056	524,056	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>335,160</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 859,216</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
Series 2018 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,800	\$ 10,800	0.00%
Special Assmnts- Tax Collector	334,725	328,917	(5,808)	98.26%
<b>TOTAL REVENUES</b>	<b>334,725</b>	<b>339,717</b>	<b>4,992</b>	<b>101.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	224,725	113,413	111,312	50.47%
<b>Total Debt Service</b>	<b>334,725</b>	<b>113,413</b>	<b>221,312</b>	<b>33.88%</b>
<b>TOTAL EXPENDITURES</b>	<b>334,725</b>	<b>113,413</b>	<b>221,312</b>	<b>33.88%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	226,304	226,304	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>344,867</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 571,171</b>		



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
Series 2019 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,967	\$ 15,967	0.00%
Special Assmnts- Tax Collector	567,019	541,234	(25,785)	95.45%
<b>TOTAL REVENUES</b>	<b>567,019</b>	<b>557,201</b>	<b>(9,818)</b>	<b>98.27%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	178,510	205,000	(26,490)	114.84%
Interest Expense	388,509	181,713	206,796	46.77%
<b>Total Debt Service</b>	<b>567,019</b>	<b>386,713</b>	<b>180,306</b>	<b>68.20%</b>
<b>TOTAL EXPENDITURES</b>	<b>567,019</b>	<b>386,713</b>	<b>180,306</b>	<b>68.20%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	170,488	170,488	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>585,247</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 755,735</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2022A-1 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,895	\$ 12,895	0.00%
Special Assmnts- Tax Collector	-	492,057	492,057	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>504,952</b>	<b>504,952</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	182,469	(182,469)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,469</b>	<b>(182,469)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,469</b>	<b>(182,469)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	322,483	322,483	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>430,386</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 752,869</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2022A-2 Sub Debt Service Fund (204)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 915	\$ 915	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>915</b>	<b>915</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	22,156	(22,156)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>22,156</b>	<b>(22,156)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>22,156</b>	<b>(22,156)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,241)	(21,241)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>52,644</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 31,403</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2018 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>61</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 61</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2019 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2022A-2 Sub Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16	\$ 16	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16</b>	<b>16</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	16	16	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,156</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,172</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>13,985,456</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 13,985,456</u></b>		

# Bank Account Statement

Touchstone CDD

Bank Account Statement: Bank Account No.: 1885, Statement No.: 03\_24

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	948,145.61
<b>Balance Last Statement</b>	1,015,981.42	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	948,145.61	<b>Subtotal</b>	948,145.61
		<b>Outstanding Checks</b>	-46,483.95
<b>G/L Balance at 03/31/24</b>	901,661.66	<b>Bank Account Balance</b>	901,661.66

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 03_24</b>							
02/22/24	Bank Account Ledger Entry	1836	Check for Vendor V00019		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1837	Check for Vendor V00022		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1838	Check for Vendor V00003		1	-750.00	-750.00
02/22/24	Bank Account Ledger Entry	1839	Check for Vendor V00041		1	-200.00	-200.00
02/22/24	Bank Account Ledger Entry	1841	Check for Vendor V00058		1	-200.00	-200.00
02/28/24	Bank Account Ledger Entry	1842	Check for Vendor V00033		1	-2,714.34	-2,714.34
02/29/24	Bank Account Ledger Entry	1843	Check for Vendor V00064		1	-9,450.00	-9,450.00
02/29/24	Bank Account Ledger Entry	1844	Check for Vendor V00047		1	-12,585.68	-12,585.68
02/29/24	Bank Account Ledger Entry	1845	Check for Vendor V00008		1	-18,000.00	-18,000.00
03/04/24	Bank Account Ledger Entry	JE000645	CK#1725965##### # - DS and O&M		1	1,425.14	1,425.14
03/05/24	Bank Account Ledger Entry	1846	Check for Vendor V00034		1	-4,982.88	-4,982.88
03/05/24	Bank Account Ledger Entry	1847	Check for Vendor V00016		1	-1,715.00	-1,715.00
03/05/24	Bank Account Ledger Entry	1848	Check for Vendor V00031		1	-675.00	-675.00
03/05/24	Bank Account Ledger Entry	1849	Check for Vendor V00021		1	-250.00	-250.00
03/05/24	Bank Account Ledger Entry	1850	Check for Vendor V00008		1	-855.00	-855.00
03/05/24	Bank Account Ledger Entry	1851	Check for Vendor V00046		1	-2,240.00	-2,240.00
03/05/24	Bank Account Ledger Entry	1852	Check for Vendor V00033		1	-941.35	-941.35
03/05/24	Bank Account Ledger Entry	1853	Check for Vendor V00037		1	-4,094.50	-4,094.50
03/13/24	Bank Account Ledger Entry	JE000646	CK#991211879##### ##### DS & O&M		1	1,425.14	1,425.14
03/13/24	Bank Account Ledger Entry	JE000647	MO##### - Clubhouse Rental		1	125.00	125.00
03/13/24	Bank Account Ledger Entry	JE000648	MO#2068098901## ##### - Clubhouse Rental		1	125.00	125.00
03/13/24	Bank Account Ledger Entry	JE000649	MO##### - Clubhouse Rental		1	100.00	100.00
03/13/24	Bank Account Ledger Entry	JE000650	MO##### - Clubhouse Rental		1	100.00	100.00



# Bank Account Statement

Touchstone CDD

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	948,145.61
<b>Balance Last Statement</b>	1,015,981.42	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	948,145.61	<b>Subtotal</b>	948,145.61
		<b>Outstanding Checks</b>	-46,483.95
<b>G/L Balance at 03/31/24</b>	901,661.66	<b>Bank Account Balance</b>	901,661.66

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03/13/24	Bank Account Ledger Entry	JE000651	MO##### - Clubhouse Rental		1	100.00	100.00
03/13/24	Bank Account Ledger Entry	JE000652	MO#2068099135## ##### - Clubhouse Rental		1	125.00	125.00
03/13/24	Bank Account Ledger Entry	JE000653	MO#579712647### ##### - Key		1	25.00	25.00
03/13/24	Bank Account Ledger Entry	JE000654	MO#1926196417## ##### - Key		1	25.00	25.00
03/13/24	Bank Account Ledger Entry	JE000655	MO##### - Key		1	25.00	25.00
03/13/24	Bank Account Ledger Entry	JE000656	MO##### - Clubhouse Rental		1	100.00	100.00
03/13/24	Bank Account Ledger Entry	JE000657	MO##### - Clubhouse Rental		1	125.00	125.00
03/14/24	Bank Account Ledger Entry	1854	Check for Vendor V00008		1	-18,698.00	-18,698.00
03/14/24	Bank Account Ledger Entry	1855	Check for Vendor V00033		1	-11,369.94	-11,369.94
03/25/24	Bank Account Ledger Entry	DD215	Payment of Invoice 001196		1	-433.23	-433.23
03/25/24	Bank Account Ledger Entry	DD216	Payment of Invoice 001174		1	-175.32	-175.32
03/25/24	Bank Account Ledger Entry	DD217	Payment of Invoice 001205		1	-277.21	-277.21
03/05/24	Bank Account Ledger Entry	JE000690	DS Service Tax Collector		1	19,346.36	19,346.36
<b>Total</b>						<b>-67,835.81</b>	<b>-67,835.81</b>

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
<b>Quantity</b>				<b>0</b>
<b>Total</b>				

# Bank Account Statement

Touchstone CDD

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/26/24	Payment	1856	Check for Vendor V00019	-200.00
03/26/24	Payment	1857	Check for Vendor V00011	-2,050.00
03/26/24	Payment	1858	Check for Vendor V00047	-18,174.10
03/26/24	Payment	1859	Check for Vendor V00016	-1,715.00
03/26/24	Payment	1860	Check for Vendor V00003	-75.00
03/26/24	Payment	1861	Check for Vendor V00008	-18,698.00
03/26/24	Payment	1862	Check for Vendor V00015	-2,415.50
03/26/24	Payment	1863	Check for Vendor V00046	-2,015.00
03/26/24	Payment	1864	Check for Vendor V00033	-941.35
03/26/24	Payment	1865	Check for Vendor V00058	-200.00
<b>Quantity</b>		<b>10</b>	<b>Total</b>	<b>-46,483.95</b>

# Touchstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
 As of April 30, 2024  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2019		SERIES 2022A-		SERIES 2018		SERIES 2019		SERIES 2022A-	GENERAL	GENERAL	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	1 DEBT SERVICE FUND	2 SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND				
<b>ASSETS</b>														
Cash - Operating Account	\$ 835,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	835,483
Cash in Transit	-	4,004	61	6,485	84	-	-	-	-	-	-	-	-	10,634
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	-	-	-	-	235
Due From Other Funds	4,785	373	977	-	1,468	61	-	1,556	-	-	-	-	-	9,220
Investments:														
Acq. & Construction - Other	-	-	-	-	-	-	2	-	-	-	-	-	-	2
Acquisition & Construction Account	-	-	-	-	-	-	-	616	-	-	-	-	-	616
Interest Account	-	-	-	9,336	-	-	-	-	-	-	-	-	-	9,336
Interest Fund (A-1)	-	-	-	3,285	-	-	-	-	-	-	-	-	-	3,285
Interest Fund (A-2)	-	-	-	-	1,361	-	-	-	-	-	-	-	-	1,361
Prepayment Account	-	64	-	-	-	-	-	-	-	-	-	-	-	64
Reserve Fund	-	167,363	284,988	-	-	-	-	-	-	-	-	-	-	452,351
Reserve Fund (A-1)	-	-	-	230,673	-	-	-	-	-	-	-	-	-	230,673
Reserve Fund (A-2)	-	-	-	-	28,375	-	-	-	-	-	-	-	-	28,375
Revenue Fund	-	403,374	480,429	-	-	-	-	-	-	-	-	-	-	883,803
Revenue Fund (A-1)	-	-	-	518,903	115	-	-	-	-	-	-	-	-	519,018
Sinking fund	-	14	-	-	-	-	-	-	-	-	-	-	-	14
Deposits	248	-	-	-	-	-	-	-	-	-	-	-	-	248
Deposits - Water	330	-	-	-	-	-	-	-	-	-	-	-	-	330
Fixed Assets														
Construction Work In Process	-	-	-	-	-	-	-	-	-	13,985,456	-	-	-	13,985,456
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	-	1,883,844	-	1,883,844
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	-	27,611,156	27,611,156
<b>TOTAL ASSETS</b>	<b>\$ 841,081</b>	<b>\$ 575,192</b>	<b>\$ 766,455</b>	<b>\$ 768,682</b>	<b>\$ 31,403</b>	<b>\$ 61</b>	<b>\$ 2</b>	<b>\$ 2,172</b>	<b>\$ 13,985,456</b>	<b>\$ 29,495,000</b>	<b>\$ 29,495,000</b>	<b>\$ 29,495,000</b>	<b>\$ 46,465,504</b>	<b>\$ 46,465,504</b>
<b>LIABILITIES</b>														
Accounts Payable	\$ 6,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,034
Accrued Expenses	7,800	-	-	-	-	-	-	-	-	-	-	-	-	7,800
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	14,415,000	-	14,415,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	-	-	-	-	-	13,560,000	-	13,560,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	-	-	-	1,520,000	-	1,520,000
Due To Other Funds	-	-	-	9,220	-	-	-	-	-	-	-	-	-	9,220
<b>TOTAL LIABILITIES</b>	<b>13,834</b>	<b>-</b>	<b>-</b>	<b>9,220</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,495,000</b>	<b>29,495,000</b>	<b>29,518,054</b>

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
 As of April 30, 2024  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2019	SERIES 2022A-	SERIES 2022A-	SERIES 2018	SERIES 2019	SERIES 2022A-	GENERAL FIXED ASSETS FUND	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	1 DEBT SERVICE FUND	2 SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	2 SUB CAPITAL PROJECTS FUND		LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>											
Restricted for:											
Debt Service	-	575,192	766,455	759,462	31,403	-	-	-	-	-	2,132,512
Capital Projects	-	-	-	-	-	61	2	2,172	-	-	2,235
Unassigned:	827,247	-	-	-	-	-	-	-	13,985,456	-	14,812,703
<b>TOTAL FUND BALANCES</b>	<b>827,247</b>	<b>575,192</b>	<b>766,455</b>	<b>759,462</b>	<b>31,403</b>	<b>61</b>	<b>2</b>	<b>2,172</b>	<b>13,985,456</b>	<b>-</b>	<b>16,947,450</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 841,081</b>	<b>\$ 575,192</b>	<b>\$ 766,455</b>	<b>\$ 768,682</b>	<b>\$ 31,403</b>	<b>\$ 61</b>	<b>\$ 2</b>	<b>\$ 2,172</b>	<b>\$ 13,985,456</b>	<b>\$ 29,495,000</b>	<b>\$ 46,465,504</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Rental Income	\$ -	\$ 3,375	\$ 3,375	0.00%
Special Assmnts- Tax Collector	993,131	977,077	(16,054)	98.38%
Special Assmnts- CDD Collected	-	9,458	9,458	0.00%
Other Miscellaneous Revenues	-	1,200	1,200	0.00%
<b>TOTAL REVENUES</b>	<b>993,131</b>	<b>991,110</b>	<b>(2,021)</b>	<b>99.80%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	12,300	15,785	(3,485)	128.33%
Disclosure Report	12,980	4,900	8,080	37.75%
District Counsel	15,000	8,975	6,025	59.83%
District Engineer	5,000	825	4,175	16.50%
District Manager	46,350	26,250	20,100	56.63%
Accounting Services	9,270	2,625	6,645	28.32%
Auditing Services	7,800	-	7,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	618	-	618	0.00%
Postage, Phone, Faxes, Copies	3,000	128	2,872	4.27%
Public Officials Insurance	3,458	2,788	670	80.62%
Legal Advertising	2,500	926	1,574	37.04%
Misc-Non Ad Valorem Taxes	-	3,967	(3,967)	0.00%
Bank Fees	750	-	750	0.00%
Website Administration	1,854	906	948	48.87%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	175	275	38.89%
<b>Total Administration</b>	<b>135,530</b>	<b>73,750</b>	<b>61,780</b>	<b>54.42%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	145,000	75,933	69,067	52.37%
<b>Total Electric Utility Services</b>	<b>145,000</b>	<b>75,933</b>	<b>69,067</b>	<b>52.37%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	15,000	4,840	10,160	32.27%
<b>Total Water-Sewer Comb Services</b>	<b>15,000</b>	<b>4,840</b>	<b>10,160</b>	<b>32.27%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	9,200	4,725	4,475	51.36%
Insurance - General Liability	4,228	3,409	819	80.63%
Insurance -Property & Casualty	4,700	31,406	(26,706)	668.21%
Landscape Maintenance	191,500	131,966	59,534	68.91%
Plant Replacement Program	20,000	11,617	8,383	58.09%
Wetland Maintenance	1,500	-	1,500	0.00%
Mulch & Tree Trimming	45,000	18,000	27,000	40.00%
Maintenance & Repairs	20,000	2,300	17,700	11.50%
Irrigation Maintenance	15,000	3,117	11,883	20.78%
<b>Total Other Physical Environment</b>	<b>311,128</b>	<b>206,540</b>	<b>104,588</b>	<b>66.38%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	5,000	-	5,000	0.00%
<b>Total Road and Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Payroll Taxes	27,500	-	27,500	0.00%
Amenity Center Cleaning & Supplies	1,500	-	1,500	0.00%
Contracts-Fire Control	15,000	-	15,000	0.00%
Contracts-HVAC	1,000	-	1,000	0.00%
Amenity Center Pest Control	6,000	-	6,000	0.00%
Onsite Staff	110,000	79,660	30,340	72.42%
Janitorial Services & Supplies	25,000	12,840	12,160	51.36%
Utilities-Clubhouse	25,000	1,489	23,511	5.96%
Insurance -Property & Casualty	19,847	-	19,847	0.00%
R&M-General	5,000	3,915	1,085	78.30%
R&M-Gate	1,000	575	425	57.50%
R&M-Pools	30,000	19,455	10,545	64.85%
R&M-Fitness Equipment	3,000	-	3,000	0.00%
R&M-Lights	1,000	-	1,000	0.00%
Landscape Maintenance	22,000	2,435	19,565	11.07%
Security System Monitoring & Maint.	21,000	11,360	9,640	54.10%
R&M - Amenity Center	5,000	-	5,000	0.00%
Trash Services	7,200	-	7,200	0.00%
Holiday Lighting & Decorations	5,000	6,229	(1,229)	124.58%
Amenities Furniture & Fixtures	3,000	-	3,000	0.00%
<b>Total Parks and Recreation</b>	<b>334,047</b>	<b>137,958</b>	<b>196,089</b>	<b>41.30%</b>

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Reserves</u></b>				
Capital Reserve	47,426	-	47,426	0.00%
<b>Total Reserves</b>	<b>47,426</b>	<b>-</b>	<b>47,426</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>993,131</b>	<b>499,021</b>	<b>494,110</b>	<b>50.25%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	492,089	492,089	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>335,158</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 827,247</b>		



**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2018 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,800	\$ 10,800	0.00%
Special Assmnts- Tax Collector	334,725	332,938	(1,787)	99.47%
<b>TOTAL REVENUES</b>	<b>334,725</b>	<b>343,738</b>	<b>9,013</b>	<b>102.69%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	224,725	113,413	111,312	50.47%
<b>Total Debt Service</b>	<b>334,725</b>	<b>113,413</b>	<b>221,312</b>	<b>33.88%</b>
<b>TOTAL EXPENDITURES</b>	<b>334,725</b>	<b>113,413</b>	<b>221,312</b>	<b>33.88%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	230,325	230,325	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>344,867</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 575,192</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2019 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 19,099	\$ 19,099	0.00%
Special Assmnts- Tax Collector	567,019	548,822	(18,197)	96.79%
<b>TOTAL REVENUES</b>	<b>567,019</b>	<b>567,921</b>	<b>902</b>	<b>100.16%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	178,510	205,000	(26,490)	114.84%
Interest Expense	388,509	181,713	206,796	46.77%
<b>Total Debt Service</b>	<b>567,019</b>	<b>386,713</b>	<b>180,306</b>	<b>68.20%</b>
<b>TOTAL EXPENDITURES</b>	<b>567,019</b>	<b>386,713</b>	<b>180,306</b>	<b>68.20%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	181,208	181,208	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>585,247</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 766,455</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2022A-1 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,894	\$ 12,894	0.00%
Special Assmnts- Tax Collector	-	498,651	498,651	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>511,545</b>	<b>511,545</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	182,469	(182,469)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,469</b>	<b>(182,469)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,469</b>	<b>(182,469)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	329,076	329,076	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>430,386</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 759,462</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2022A-2 Sub Debt Service Fund (204)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 915	\$ 915	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>915</b>	<b>915</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Interest Expense	-	22,156	(22,156)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>22,156</b>	<b>(22,156)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>22,156</b>	<b>(22,156)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,241)	(21,241)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>52,644</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 31,403</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2018 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>61</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 61</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2019 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2</u></b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 Series 2022A-2 Sub Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 16	\$ 16	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16</b>	<b>16</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	16	16	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,156</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,172</b>		

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2024  
 General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>13,985,456</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 13,985,456</u></b>		



# Bank Account Statement

Touchstone CDD

Bank Account Statement: Bank Account No.: 1885, Statement No.: 4-24

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	853,698.52
<b>Balance Last Statement</b>	948,145.61	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	853,698.52	<b>Subtotal</b>	853,698.52
		<b>Outstanding Checks</b>	-18,215.08
<b>G/L Balance at 04/30/24</b>	835,483.44	<b>Bank Account Balance</b>	835,483.44

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 4-24</b>							
03/26/24	Bank Account Ledger Entry	1856	Check for Vendor V00019		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1857	Check for Vendor V00011		1	-2,050.00	-2,050.00
03/26/24	Bank Account Ledger Entry	1858	Check for Vendor V00047		1	-18,174.10	-18,174.10
03/26/24	Bank Account Ledger Entry	1859	Check for Vendor V00016		1	-1,715.00	-1,715.00
03/26/24	Bank Account Ledger Entry	1860	Check for Vendor V00003		1	-75.00	-75.00
03/26/24	Bank Account Ledger Entry	1861	Check for Vendor V00008		1	-18,698.00	-18,698.00
03/26/24	Bank Account Ledger Entry	1862	Check for Vendor V00015		1	-2,415.50	-2,415.50
03/26/24	Bank Account Ledger Entry	1863	Check for Vendor V00046		1	-2,015.00	-2,015.00
03/26/24	Bank Account Ledger Entry	1864	Check for Vendor V00033		1	-941.35	-941.35
03/26/24	Bank Account Ledger Entry	1865	Check for Vendor V00058		1	-200.00	-200.00
04/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	2,297.87	2,297.87
04/03/24	Bank Account Ledger Entry	JE000724	Debt service / Tax Revenue		1	28,161.55	28,161.55
04/09/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	382.98	382.98
04/16/24	Bank Account Ledger Entry	1866	Check for Vendor V00008		1	-18,698.00	-18,698.00
04/16/24	Bank Account Ledger Entry	1868	Check for Vendor V00021		1	-700.00	-700.00
04/16/24	Bank Account Ledger Entry	1869	Check for Vendor V00022		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	1870	Check for Vendor V00031		1	-675.00	-675.00
04/16/24	Bank Account Ledger Entry	1871	Check for Vendor V00033		1	-18,134.03	-18,134.03
04/16/24	Bank Account Ledger Entry	1872	Check for Vendor V00034		1	-30.14	-30.14
04/16/24	Bank Account Ledger Entry	1873	Check for Vendor V00037		1	-11,690.88	-11,690.88
04/16/24	Bank Account Ledger Entry	1874	Check for Vendor V00041		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	1875	Check for Vendor V00046		1	-2,240.00	-2,240.00
04/16/24	Bank Account Ledger Entry	1876	Check for Vendor V00058		1	-200.00	-200.00

# Bank Account Statement

Touchstone CDD

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	853,698.52
<b>Balance Last Statement</b>	948,145.61	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	853,698.52	<b>Subtotal</b>	853,698.52
		<b>Outstanding Checks</b>	-18,215.08
<b>G/L Balance at 04/30/24</b>	835,483.44	<b>Bank Account Balance</b>	835,483.44

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/17/24	Bank Account Ledger Entry	DD218	Payment of Invoice 001177		1	-329.79	-329.79
04/17/24	Bank Account Ledger Entry	DD219	Payment of Invoice 001178		1	-1,037.44	-1,037.44
04/17/24	Bank Account Ledger Entry	DD220	Payment of Invoice 001179		1	-1,202.71	-1,202.71
04/17/24	Bank Account Ledger Entry	DD221	Payment of Invoice 001180		1	-21.54	-21.54
04/17/24	Bank Account Ledger Entry	DD222	Payment of Invoice 001181		1	-843.21	-843.21
04/17/24	Bank Account Ledger Entry	DD223	Payment of Invoice 001182		1	-1,325.03	-1,325.03
04/17/24	Bank Account Ledger Entry	DD224	Payment of Invoice 001183		1	-7,794.43	-7,794.43
04/17/24	Bank Account Ledger Entry	DD225	Payment of Invoice 001249		1	-1,526.61	-1,526.61
04/17/24	Bank Account Ledger Entry	DD226	Payment of Invoice 001250		1	-7,798.83	-7,798.83
04/17/24	Bank Account Ledger Entry	DD227	Payment of Invoice 001257		1	-1,202.71	-1,202.71
04/17/24	Bank Account Ledger Entry	DD228	Payment of Invoice 001258		1	-1,325.03	-1,325.03
04/17/24	Bank Account Ledger Entry	DD229	Payment of Invoice 001259		1	-843.21	-843.21
04/17/24	Bank Account Ledger Entry	DD230	Payment of Invoice 001260		1	-329.79	-329.79
04/17/24	Bank Account Ledger Entry	DD231	Payment of Invoice 001261		1	-25.37	-25.37
04/17/24	Bank Account Ledger Entry	DD232	Payment of Invoice 001248		1	-772.27	-772.27
04/17/24	Bank Account Ledger Entry	DD233	Payment of Invoice 001251		1	-525.57	-525.57
04/17/24	Bank Account Ledger Entry	DD234	Payment of Invoice 001135		1	-277.21	-277.21
04/22/24	Bank Account Ledger Entry	JE000723	Debt service / Tax revenue		1	118.26	118.26
04/30/24	Bank Account Ledger Entry	BD00003	Deposit No. BD00003		1	1,025.00	1,025.00
<b>Total</b>						<b>-94,447.09</b>	<b>-94,447.09</b>

# **Fourth Order of Business**

**4Bi.**

# TOUCHSTONE CDD

**Field Inspection - April 2024**

**Tuesday, April 30, 2024**

**Prepared For Touchstone Board Of Supervisors**

**30 Items Identified**



**Item 1**

Assigned To Steadfast

The Jasmine, Spicy Jatropha, Juniper, and Japanese blueberries all look good outside of the clubhouse.



**Item 2**

Assigned To Steadfast

Some of the Podocarpus are struggling around the outside of the clubhouse. Possible watering or fertility issues. Diagnosis needed.



### Item 3

Assigned To Steadfast

The Ixora at Cactus Dahlia Avenue and Wild Senna Boulevard have some minor Chlorosis. They were fertilized last week and are starting to green up.



### Item 4

Assigned To Steadfast

The new turf has established nicely in place of the Muhly grass at the large field. The turf in the field also has a good color.





**Item 5**

Assigned To Steadfast

One struggling and one dead Podocarpus outside the pool equipment. The dead one needs to be removed.



**Item 6**

Assigned To Steadfast

The new White-Star Jasmine are establishing nicely around the parking lot.





**Item 7**

Assigned To Steadfast

Suckers need to be cut off the Crape Myrtles in the Wild Senna Blvd median.



**Item 8**

Assigned To Steadfast

A couple of minor dry patches in the big field at the north end of Wild Senna Blvd due to the drought. Irrigation adjustments were just made.



**Item 9**

Assigned To Steadfast

Leaning signs have been straightened. Some weeds in the illex need to be treated.



**Item 10**

Assigned To Steadfast

The conservation area is ready to be trimmed back again on Globe Thistle Dr.





**Item 11**

Assigned To Steadfast  
Conservation area needs trimming  
on Daisy Bloom Place too.



**Item 12**

Assigned To Steadfast  
The monument at S 70th St looks  
good.



### Item 13

Assigned To Sitex

Filamentous Algae and Alligator Weed are dying off in pond 4.



### Item 14

Assigned To Steadfast

Dead Maple at the corner of Romano Busciglio St and Camden Field Pkwy needs to be removed and quoted for replacement.



**Item 15**

Assigned To Sitex  
Pond 2 looks good.



**Item 16**

Assigned To Steadfast  
Multiple Viburnum fill-ins are needed along Camden Field Pkwy. This has been quoted in the past. Everything else along the parkway is well maintained.





**Item 17**

Assigned To Steadfast

Some small weeds in the annuals but everything else looks good up front. The patch of turf that was suspected to be an irrigation leak is just a low area that was holding water. It has been treated for any possible fungus.



**Item 18**

Assigned To Steadfast

The giant weed growing out of the other monument at S 78th St needs to be removed.



**Item 19**

Assigned To Steadfast

Landscaping has been cleaned up at the corner of Ginger Lily Ct and Wild Senna Blvd. Palm braces still need to be removed.



**Item 20**

Assigned To Steadfast

The dead palm has been removed here.



**Item 21**

Assigned To Steadfast

The south bank of pond 5 needs to be mowed.



**Item 22**

Assigned To Sitex

Pond 6 looks good.





### Item 23

Assigned To Steadfast

The irrigation clock was somehow turned off for the field at Norman Oak PI and a few dry patches started to develop. Clock has been turned back on and watering times ramped up, turf is recovering.



### Item 24

A lot of trash around the mailboxes at Norman Oak PI. There are no trash cans here.



### Item 25

Assigned To Steadfast

Turf dried out a bit at the west island on Spring Snowflake Avenue. This is on the same clock as before and has been fixed.



### Item 26

Assigned To Sitex

Filamentous Algae, trash, and shoreline weeds in pond 9.

Pond 9 was addressed by Sitex first week of May.



**Item 27**

Assigned To Sitex

A lot of shoreline weeds in pond 8.



**Item 28**

Assigned To Steadfast

One dying palm at the other island.

Shrubs are still drought stressed.

Still missing about eight.





**Item 29**

Assigned To Steadfast

A couple of holes in the dog park.  
Otherwise it looks good.



**Item 30**

Assigned To Steadfast

The fields are slightly dried out on  
Samuel Ivy Dr as well. Ramped up  
watering times will help it recover.

# TOUCHSTONE CDD

Field Inspection - May 2024

Tuesday, May 28, 2024

Prepared For Touchstone CDD Board Of Supervisors

21 Items Identified



**Item 1**

Assigned To Steadfast

A few limbs of the Jasmine in front of the clubhouse have died off since planting. Drip lines aren't working and will be fixed during the next irrigation inspection.



**Item 2**

Assigned To Steadfast

Some of the Podocarpus are struggling around the pool. Dead limbs will be pruned out and irrigation will be repaired.





**Item 3**

Assigned To Steadfast

Dead Podocarpus have been pulled out. If they were under warranty, they will be replaced.



**Item 4**

Assigned To Steadfast

A section of Walters Viburnum was damaged in the parking lot. Replacements to fill in the gap have been quoted.



### Item 5

Assigned To Steadfast

Ixora will be pruned to promote new growth. They have been fertilized and irrigation is working well.



### Item 6

Assigned To Steadfast

Copperleaf, Muhly Grass, Ligustrum, turf, and trees look good in the Wild Senna Blvd pocket parks.





**Item 7**

Assigned To Steadfast

A couple of hotspots in the turf at the Wild Senna Blvd field. Irrigation will be adjusted/unclogged if needed.



**Item 8**

Assigned To Steadfast

Recommend approving the Ixora proposal in the nearly empty Plumbago bed at the far north Wild Senna Blvd pocket park.



**Item 9**

Assigned To Steadfast

The conservation area has been trimmed back as requested along Globe Thistle Dr.



**Item 10**

Assigned To Sitex

The pond behind the houses on the east side of Daisy Bloom Pl has not been maintained. This might be a natural area. Confirmation needed.





**Item 11**

Assigned To Steadfast

A few hot spots where irrigation will be adjusted in the medians on Camden Field Pkwy.



**Item 12**

Assigned To Steadfast

The annuals are starting to dwindle, it is almost time for the summer rotation.



**Item 13**

Assigned To Steadfast

Irrigation repairs are being made where the palm was removed at Wild Senna Blvd and Ginger Lily Ct.



**Item 14**

Assigned To Board Of Supervisors

A quote is being requested to fill in the empty corners with sod at the pocket park on Norman Oak Pl.





**Item 15**

Assigned To Steadfast

The Firebush didn't do good here at the Norman Oak Pl pocket park. They will be warrantied with a different plant.



**Item 16**

Assigned To Sitex

Pond 9 has been sprayed and treated. It will take a few rounds of treatments but improvement is noted.



**Item 17**

Assigned To Steadfast

The island at the west end of Spring Snowflake Ave has a small hot spot. The one struggling palm remains the same.



**Item 18**

Assigned To Sitex

Shoreline weeds have all been treated in pond 8.



**Item 19**

Assigned To Steadfast

Weeds have been treated in the east island on Spring Snowflake Ave. One palm is totally dead and will be quoted for replacement along with the 8 missing shrubs.



**Item 20**

Assigned To Steadfast

Some dry streaks in the pocket parks on Samuel Ivy Dr.





**Item 21**

Assigned To Steadfast

Crape Myrtles, Arboricola, and Muhly Grass are looking good along Samuel Ivy Dr.