

**Touchstone
Community Development District**

July 9, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 245 327 299 41

Passcode: farytC

[Join the meeting now](#)

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

- Gene Roberts, District Manager
- Michael Broadus, District Counsel
- Todd Amaden, District Engineer

Agenda for Regular Meeting
Tuesday, July 9, 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. Consideration of Steadfast Alliance Proposals
- B. Consideration of OLM, Inc., Proposals
 - i. Maintenance Monthly Inspection Report
 - ii. OLM Exterior Landscape Maintenance Bid Package
- C. General Matters of the District

3. Consent Agenda

- A. Approval of Minutes of the June 11, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures from May 2024
- C. Acceptance of the Financial Report as of May 31, 2024

4. Staff Reports

- A. District Counsel
- B. District Manager
 - i. 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, August 13, 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 Senna Blvd
Tampa, Florida 33619

Second Order of Business

2A.



Steadfast Alliance Maintenance Division

Proposal

Date 4/24/2024 Proposal # SM-E-2507

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to remove and replace damaged plants in the parking lot. Price includes materials, labor, and dump fees. *damaged caused by vehicle backing into hedge line.			
Viburnum - Walters - 7 Gallon	3	55.00	165.00
Pine Bark Mini Nugget Mulch - Bagged	2	5.50	11.00
Irrigation - Add/Adjust as needed.	1	85.00	85.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$261.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2588

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to fill in the empty bed space along the sidewalks of the main entrance. Price includes materials and labor.			
Confederate Jasmine - Variegated - 1 Gallon	40	9.50	380.00
Blue Daze - Blue My Mind - 1 Gallon	70	10.50	735.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	3	60.00	180.00
Irrigation - Add/Adjust as needed.	1	300.00	300.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$1,595.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/20/2024 Proposal # SM-E-2592

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to fill in the empty bed space along the sidewalks of the main entrance. Price includes materials and labor.			
Confederate Jasmine - Variegated - 1 Gallon	40	9.50	380.00
Agapanthus - Mixed Blue & White - 3 Gallon	70	18.00	1,260.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	3	60.00	180.00
Irrigation - Add/Adjust as needed.	1	300.00	300.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
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 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$2,120.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2591

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to re-landscape the raised beds at the main entrance monument signs. Price includes materials, labor, and dump fees.			
Potting Soil - Bagged	6	45.00	270.00
Viburnum - Odoratissimum - 3 Gallon	10	18.00	180.00
Duranta - Gold Mound - 3 Gallon	20	18.00	360.00
Blue Daze - Blue My Mind - 1 Gallon	60	10.50	630.00
Ixora - Dwarf Red - 3 Gallon	20	18.00	360.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	5	60.00	300.00
Irrigation - Add/Adjust as needed.	1	400.00	400.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$2,500.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/20/2024 Proposal # SM-E-2593

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com; i... Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to re-landscape the raised beds at the main entrance monument signs. price includes materials, labor, and dump fees.			
Potting Soil - Bagged	6	45.00	270.00
Agapanthus - Mixed Blue & White - 3 Gallon	60	18.00	1,080.00
Ixora - Dwarf Red - 3 Gallon	20	18.00	360.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	5	60.00	300.00
Irrigation - Add/Adjust as needed.	1	400.00	400.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
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Total	\$2,410.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2587

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to landscape the empty corners of the Phase 5 common area and replace other declining and/or dead plant material in surrounding landscape beds. Price includes materials, labor, and dump fees.			
Viburnum - Suspensum - 7 Gallon	10	55.00	550.00
Jasmine - Downy - 3 Gallon	20	18.00	360.00
Ixora - Maui Red - 3 Gallon	60	18.00	1,080.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	15	60.00	900.00
Irrigation - Add/Adjust as needed.	1	300.00	300.00
*Tie into existing drip zones on corners and install new drip line to new plant material. Adjust timer accordingly.			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$3,190.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2589

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD LM SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Sod Install

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

Description	Qty	Unit Price	Amount
This proposal is to install sod in the empty corners of the Phase 5 common area and replace declining and/or dead plant material in surrounding landscape beds. Price includes materials, labor, and dump fees			
Viburnum - Suspensum - 7 Gallon	10	55.00	550.00
Jasmine - Downy - 3 Gallon	20	18.00	360.00
St. Augustine Sod - Per Sq Ft	500	2.75	1,375.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	10	60.00	600.00
Irrigation - Add/Adjust as needed.	1	750.00	750.00
*Tie into nearest spray zones and add additional spray heads to allow proper coverage to new sod.			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$3,635.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2586

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD LM SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Plant Install

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

Description	Qty	Unit Price	Amount
This proposal is to replace dead, declining, or missing plant material in the cul-de-sac islands on Spring Snowflake Avenue in Phase 6. Price includes materials, labor, and dump fees.			
Work Area: East Island			
Queen Palm - 30 Gallon - 8' Overall Height	1	450.00	450.00
Holly - Dwarf Burfordi - 3 Gallon	15	18.00	270.00
Work Area: West Island			
Queen Palm - 30 Gallon - 8' Overall Height	1	450.00	450.00
Indian Hawthorn - 3 Gallon	5	18.00	90.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	3	60.00	180.00
*Quantity listed includes touch up after planting in both islands.			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$1,440.00
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Steadfast Alliance Maintenance Division

Proposal

Date 6/18/2024 Proposal # SM-E-2590

Customer Information	Project Information
Touchstone CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	SM1028 Touchstone CDD
Contact Phone E-mail inframark@avidbill.com Account #	Proposal Prepared By: Jason Combee Type Of Work Clean Up

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

Description	Qty	Unit Price	Amount
This proposal is to clean up the large overgrowth blocking the line of sight of the monument sign on the corner of Camden Fields and 70th St. Price Includes labor and dump fees.			
Labor - Per Man Hour	50	50.00	2,500.00
Dump Fees - Per Cubic Yard of Debris Removed	10	45.00	450.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$2,950.00
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2Bi.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this ___ day of _____ 2024, by and between TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner, on behalf of the Owner, desires to avail itself of the services of OLM for that certain property located at 2005 Pan Am Circle Dr. Tampa, FL 33607 commonly known as “TOUCHSTONE CDD.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. Monthly Landscape Maintenance Inspection:

- 1. Perform Grounds Inspection
- 2. Complete Inspection Report

Total Monthly Fees for A:

\$1,000*

***This price is contingent upon completing the inspection with other properties in the area.**

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

Signature: _____

Print Name: _____

Title: _____

Date Signed: _____

OWNER

Signature: _____

Print Name: _____

Title: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on 2024, and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).
 - A. Monthly Landscape Maintenance Inspection:
 1. Perform Grounds Inspection
 OLM will schedule and coordinate the Monthly landscape maintenance inspections that are performed once a month. These inspections of the property will consist of a thorough visit of the exterior landscape areas by OLM, the Owner’s representative and the landscape maintenance Contractor.
 - a. Develop Monthly Landscape Maintenance Inspection Program
 OLM will develop the Monthly maintenance inspection program where OLM and Owner will visit the property once per month with the Contractor. OLM will evaluate the Landscape Maintenance Contractor’s performance.
 2. Complete Inspection Report
 After each Monthly landscape maintenance inspection, OLM will develop a detailed report to be provided to the Owner and Contractor. All items on the report are the responsibility of the Contractor to perform or correct prior to the next grounds inspection. OLM is not responsible for identifying and resolving safety issues of any type.
 - B. Additional Services:
 Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.
5. FEES AND EXPENSES.
 - A. Monthly Landscape Inspection Fees and Expenses:
 1. All printing, postage, shipping and long distance telephone costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
 2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
6. PAYMENT. OLM will invoice for the Monthly Landscape Maintenance Inspections, including reimbursable expenses, upon completion of each inspection.

Payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Owner’s account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney’s fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products “as-is” to Owner and OLM will invoice an amount based on the percentage of work completed for the Maintenance Inspections, including all unpaid reimbursable expenses.

7. **INSURANCE.** During the life of this Agreement, OLM shall at all times carry on and maintain at OLM’s sole expense, automobile liability insurance (including employer’s non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

8. **INDEMNIFICATION.** Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney’s fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party’s negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party’s failure to perform any obligation assigned to it hereunder.

9. **RELATIONSHIP BETWEEN THE PARTIES.** Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Owner. OLM shall in no way have authority to bind or obligate Owner in any respect.

10. **SUBCONTRACTORS.** OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

11. **NOTICES.** Notices shall be in writing, effective upon receipt, if mailed or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Attn: Tom Medlock
Phone: 770-420-0900
Fax: 770-420-0904

OWNER: Touchstone CDD
District Manager: Inframark
2005 Pan Am Circle Dr.
Suite 120
Tampa, FL 33607
Attn.: Gene Roberts
gene.roberts@inframark.com

12. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

13. **MISCELLANEOUS.** This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.

2Bii.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this ___ day of _____ 2024, by and between TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner, on behalf of the Owner, desires to avail itself of the services of OLM for that certain property located at 2005 Pan Am Circle Dr. Tampa, FL 33607 commonly known as “TOUCHSTONE CDD.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. OLM Exterior Landscape Maintenance Bid Package:

- 1. Develop Request for Proposal (RFP)
- 2. Develop Landscape Maintenance Services and Specifications
- 3. Develop Seasonal Color Specifications
- 4. Submit Finalized Contract(s) for Execution

Total Fees for A:

Property Listed Above \$ 7,500

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

Signature: _____

Print Name: _____

Title: _____

Date Signed: _____

OWNER

Signature: _____

Print Name: _____

Title: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on 2024, and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days' written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).

A. OLM Exterior Landscape Maintenance Bid Package:

1. Develop Request for Proposal (RFP)
OLM will develop a customized RFP document that will be sent to qualified landscape maintenance contractors. The RFP will include specific bidder instructions regarding site visits, pricing instructions, bid forms, proposal preparation and delivery. Also included will be the customized scope of work and the contract format.
2. Develop Landscape Maintenance Services and Specifications
OLM will tailor a detailed scope of work for the property(ies) including specifications for turf, shrub, tree and perennial maintenance, groundcover, mulch, natural areas, irrigation systems, etc.
3. Develop Seasonal Color Specifications
OLM will prepare seasonal color specifications, establishing yearly seasonal color operating budgets. Complete installation costs and maintenance costs of beds and plant material will be furnished in this contract.
4. Submit Finalized Contract(s) for Execution
OLM will submit final contract documents for execution.

B. Additional Services:

Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.

5. BID PACKAGE NON-EXCLUSIVE LICENSE. Upon execution of this Agreement and receipt of payment for the Exterior Landscape Maintenance Bid Package services, OLM and Thomas V. Medlock, President, shall grant to Owner a non-exclusive license to use the copyrighted bid package materials for the properties identified on page one (1) of this Agreement.

6. FEES AND EXPENSES.

A. Bid Package Fees and Expenses:

1. All printing, postage, shipping and blueprinting costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.

7. PAYMENT. OLM will invoice for the Exterior Landscape Maintenance Bid Package upon delivery of the Bid Summary Package described in Section 4.A.5 above.

Full payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Managing Agent's account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Bid Package and Maintenance Inspections, including all unpaid reimbursable expenses.

8. PROPRIETARY INFORMATION. The Exterior Landscape Maintenance Bid Package materials, including specifications, designs and reports and all other related information as instruments of the Services shall remain the property of OLM, whether the project(s) for which they were made is executed or not, and shall not be reproduced in any form without the written consent of OLM.

9. INSURANCE. During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non- Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

10. INDEMNIFICATION. Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

11. RELATIONSHIP BETWEEN THE PARTIES. Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Managing Agent. OLM shall in no way have authority to bind or obligate Owner in any respect.

12. SUBCONTRACTORS. OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

13. NOTICES. Notices shall be in writing, effective upon receipt, if mailed or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Attn: Tom Medlock
Phone: 770-420-0900
Fax: 770-420-0904

OWNER: Touchstone CDD
District Manager: Inframark
2005 Pan Am Circle Dr.
Suite 120
Tampa, FL 33607
Attn.: Gene Roberts
gene.roberts@inframark.com

14. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

15. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.

Third Order of Business

3A.

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

1
2 The regular meeting of the Board of Supervisors of Touchstone Community
3 Development District was held on Tuesday, June 11, 2024, at 9:00 a.m. at the Touchstone
4 Clubhouse located at 4205 Wild Senna Boulevard, Tampa, FL 33619.

5
6 Present and constituting a quorum were:

7	8 Anson Angail	Chairperson
9	Gregory Elliot	Vice Chairperson
10	Timothy Fisher	Assistant Secretary
11	Corliss Ball	Assistant Secretary

12
13 Also present were:

14	15 Gene Roberts	District Manager
16	Michael Broadus	District Counsel
17	Chris Shelton	Amenity Manager
18	Residents	

19
20 *The following is a summary of the discussions and actions taken.*

21
22 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

24
25 **SECOND ORDER OF BUSINESS** **Business Items**

26 **A. Report on Number of Registered Voters (1,460)**

27 - Mr. Roberts Reported the Number of Registered in the District to be 1,460.

28 **B. Consideration of Resolution 2024-04; Approving Proposed FY 2025 Budget and**
29 **Setting Public Hearing Date**

30 - Mr. Roberts presented the FY 2025 Budget and discussion ensued.

31 - The Board decided to add \$2,000 for pool furniture, as well as \$10,000 for landscape
32 inspections.

33
34 On MOTION by Mr. Fisher seconded by Mr. Elliot with all in favor,
35 Resolution 2024-04; Approving Proposed FY 2025 Budget and Setting
36 Public Hearing Date for Tuesday, August 13, 2024, at 9:00 a.m. at the
37 Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa,
38 Florida 33619, was adopted. 4-0

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40 **C. Discussion on Transition to CDD Emails**

41 - The Board requested all Supervisor emails be sent via Gmail.

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43 **D. Discussion on Transition to Campus Suite**

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On MOTION by Mr. Angail seconded by Mr. Fisher with all in favor, Campus Suite Website Proposal for FY 2025 was approved. 4-0

E. Discussion on Touchstone Clubhouse Security Camera System

On MOTION by Mr. Angail seconded by Mrs. Ball with all in favor, the addition of a Clubhouse security camera system was approved. 4-0

F. General Matters of the District

- There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the April 9, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures from March-May 2024**
- C. Acceptance of Financial Statements as of March 31, 2024, April 30, 2024, and May 31, 2024**

On MOTION by Mr. Angail seconded by Mr. Elliot with all in favor, the Consent Agenda Items (A-C) were approved. 4-0

FOURTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
 - Mr. Broadus reminded the Board the Form 1 is due by July 1, 2024.
- 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**

There being none, the next order of business followed.

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.

TOUCHSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	1524 051524 ACH	\$277.21		INTERNET - 05/15/24-06/14/24
JNJ CLEANING SERVICES	0372	\$1,790.00		AMENITY CLEANING - MAY 2024
SITEX AQUATICS	8369-B	\$675.00		LAKE MAINT. - WATERWAY MAY 2024
STEADFAST CONTRACTORS ALLIANCE	SM-11865	\$18,698.00		MAY 2024 LANDSCAPE MAINT
Monthly Contract Subtotal		\$21,440.21		
Variable Contract				
HOME RIVER GROUP	05092024	\$890.73		HRG CREDIT CARD REIMBURSEMENT
HOME RIVER GROUP	179792	\$14,122.58	\$15,013.31	MARCH 2024 ONSITE CLUBHOUSE PAYROLL
Variable Contract Subtotal		\$15,013.31		
Utilities				
BOCC	5608 051024 ACH	\$1,008.56		ELECTRIC - 04/08/24-05/07/24
CITY OF TAMPA UTILITIES	8519 050224 ACH	\$725.66		WATER -
TAMPA ELECTRIC	0846 050724 ACH	\$1,265.32		ELECTRIC - 04/03/24-05/02/24
TAMPA ELECTRIC	1554-05072024 ACH	\$1,202.71		ELECTRIC - 04/03/24-05/01/24
TAMPA ELECTRIC	37385-050724 ACH	\$7,794.12		ELECTRIC - 04/03/24-05/01/24
TAMPA ELECTRIC	49768-050724 ACH	\$22.31		ELECTRIC - 04/03/24-05/01/24
TAMPA ELECTRIC	69474-050724 ACH	\$329.79		ELECTRIC - 04/03/24-05/01/24
TAMPA ELECTRIC	7573-05072024 ACH	\$843.21		ELECTRIC - 04/03/24-05/03/24
TAMPA ELECTRIC	92751-050724 ACH	\$1,325.03	\$12,782.49	ELECTRIC - 04/03/24-05/01/24
Utilities Subtotal		\$14,516.71		
Regular Services				
STRALEY ROBIN VERICKER	24643	\$925.00		PROFESSIONAL SERVICE - APRIL 30,2024
TIMES PUBLISHING COMPANY	0000344075	\$301.50		LEGAL AD MAY 2024
TOUCHSTONE CDD	05022024-01	\$110.09		SERIES 2019 FY24 TAX DIST ID OFF ROLL DS
TOUCHSTONE CDD	05022024-02	\$125.41		SERIES 2022 FY24 TAX DIST ID OFF ROLL DS

TOUCHSTONE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOUCHSTONE CDD	05072024-01	\$958.45		SERIES 2018- FY 24 TAX DIST ID 673
TOUCHSTONE CDD	05072024-02	\$1,570.73		SERIES 2019- FY 24 TAX DIST ID 673
TOUCHSTONE CDD	05072024-03	\$1,432.38	\$4,197.06	SERIES 2022- FY24 TAX DIST ID 673
Regular Services Subtotal		\$5,423.56		
Additional Services				
SPEAREM ENTERPRISES	6047	\$250.00		TRASH AND DOG CANS
Additional Services Subtotal		\$250.00		
TOTAL		\$56,643.79		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

May 15, 2024
 Invoice Number: 2733012051524
 Account Number: 8337 12 030 2733012
 Security Code: 1971
 Service At: 4205 GLOBE THISTLE DR
 TAMPA FL 33619-6927

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary

*Service from 05/15/24 through 06/14/24
 details on following pages*

Previous Balance	277.21
Payments Received -Thank You!	-277.21
Remaining Balance	\$0.00
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 06/02/24</i>	
Total Due by Auto Pay	\$277.21

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.

Customer Exclusive: Join the nation's fastest-growing mobile provider, Spectrum Mobile. Call 1-866-964-8328 and find the perfect plan for you and your business.



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
 8833 2390 NO RP 15 05162024 NNNNNNNN 01 001206 0004

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

Received
 MAY 23

May 15, 2024

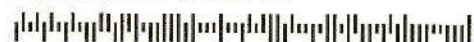
TOUCHSTONE-LENNAR

Invoice Number: 2733012051524
 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
2733012051524
Account Number: 8337 12 030 2733012
Security Code: 1971

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675
8633 2390 NO RP 15 05162024 NNNNNNNN 01 001206 0004

Charge Details

Previous Balance		277.21
EFT Payment	05/02	-277.21
Remaining Balance		\$0.00

Payments received after 05/15/24 will appear on your next bill.
Service from 05/15/24 through 06/14/24

Spectrum Business™ TV

Spectrum Business TV	44.99
Promotional Discount	-5.00
Spectrum Receiver	12.50
	\$52.49

Spectrum Business™ TV Total \$52.49

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$149.99

Spectrum Business™ Voice

Phone number (813) 769-9736	
Spectrum Business Voice	39.99
	\$39.99

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Other Charges

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

Taxes, Fees and Charges

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

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 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

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.: 0372
 Invoice date: 05/26/2024
 Due date: 06/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	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.		Activity room	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.		Kitchen	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.		Gym	Wipe down machines (as needed), clean all mirrors, windows and glass door (as needed). Vacuum as needed.	1	\$200.00	\$200.00
5.		Lobby/Walkway	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.	1	\$200.00	\$200.00

Any glass next to doors also get cleaned inside and out, as needed.

6.	Patio	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
7.	After party cleaning		1	\$75.00	\$75.00

Total **\$1,790.00**

Ways to pay



Note to customer

Amenity cleaning services for Touchstone CDD - May 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.: 8369-B
Terms: Net 30
Invoice date: 05/01/2024
Due date: 05/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		LM- Touchstone CDD	Monthly Lake Maintenance- 6 Waterways	1	\$675.00	\$675.00
					Total	\$675.00



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

Invoice

Date	Invoice #
5/1/2024	SM-11865

**Please make all Checks payable to:
 Steadfast Maintenance
 Tax ID: 47-4754045**

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.				0.00
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.				0.00
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.				0.00
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.				0.00
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
1	Amenity Center Maintenance Program 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.

Total
Payments/Credits
Balance Due

Invoice



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

Date	Invoice #
5/1/2024	SM-11865

**Please make all Checks payable to:
Steadfast Maintenance
Tax ID: 47-4754045**

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.

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

Invoice 05092024

	HomeRiver Group	9-May-24
	12906 Tampa Oaks Blvd Suite 100	
	Temple Terrace, FL 33637	
	813-600-5090	
	Bill To:	
	Inframark	
	c/o Touchstone Clubhouse	
	2005 Pan Am Circle Ste 300	
	Tampa, Fl. 33607	
	DESCRIPTION	AMOUNT
	HRG Credit Card reimbursement for usage at Clubhouse	\$ 890.73
	Total	\$ 890.73
	Please remit payment to: HomeRiver Group	
	Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637	

Invoice 179792

HomeRiver Group	30-Apr-24
12906 Tampa Oaks Blvd Suite 100	
Temple Terrace, FL 33637	
813-600-5090	
Bill To:	
Inframark	
c/o Touchstone Clubhouse	
2005 Pan Am Circle Ste 300	
Tampa, Fl. 33607	
DESCRIPTION	AMOUNT
March Onsite Clubhouse Payroll	\$ 8,539.54
Reimburse Payrol Tax & Admin Fee	\$ 2,583.04
Payroll and Staffing Management	\$ 3,000.00
Total	\$ 14,122.58
Please remit payment to: HomeRiver Group	
Mail to: HomeRiver Group 12906 Tampa Oaks Blvd Suite 100, Temple Terrace, FL 33637	



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

Invoice Number	Agenda Page 40 179792
Invoice Date	04/30/2024

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
HRG Paid Employees Reimbursement						
04/30/2024	Employee Payroll Reimbursement to HRG - Payroll Reimbursement	1.00	\$0.00	\$8,539.54	\$0.00	\$8,539.54
04/30/2024	Reimburse Payroll Taxes & Admin Fees - Reimb Pysl Txs & Adm	1.00	\$0.00	\$2,583.04	\$0.00	\$2,583.04
04/30/2024	Payroll and Staffing Management	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
HRG Paid Employees Reimbursement Total				\$14,122.58	\$0.00	\$14,122.58
LEN - LEN-Touchstone, LLC Total				\$14,122.58	\$0.00	\$14,122.58



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	05/10/2024	05/31/2024

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Summary of Account Charges

Previous Balance	\$772.27
Net Payments - Thank You	\$-772.27
Total Account Charges	\$1,008.56

AMOUNT DUE	\$1,008.56
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Important Message

This account has ACH payment method
 Worried about wasting water from an inefficient irrigation system?
 To see if you qualify for a free irrigation evaluation that can help
 you conserve water, call UF/IFAS Extension Hillsborough County,
 813-744-5519 X 54142.

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



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

988 8

DUE DATE	05/31/2024
AMOUNT DUE	\$1,008.56
AMOUNT PAID	

0010810556083 00001008564



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
 1081055608 05/10/2024 05/31/2024

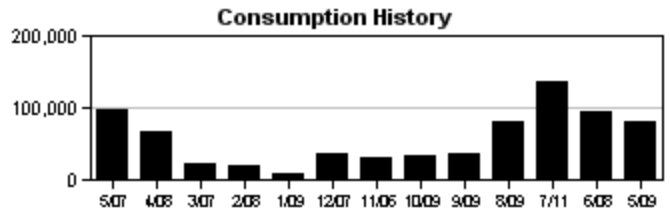
Service Address: 4205 WILD SENNA BLVD-AMENITY



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
18070620	04/08/2024	5749	05/07/2024	5879	13000 CU FT	ACTUAL	SEWER
61051083	04/08/2024	230044	05/07/2024	233014	297000 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$5.63
Sewer Base Charge	\$47.28
Sewer Usage Charge	\$592.23
Reclaimed Water Charge	\$54.12
Total Service Address Charges	\$699.26



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
 1081055608 05/10/2024 05/31/2024

Service Address: 7347 SPRING SNOWFLAKE AVE - RECLAIMED IRRIGATION

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702101240	04/09/2024	114820	05/09/2024	120446	5626 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.45
Total Service Address Charges	\$6.45





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

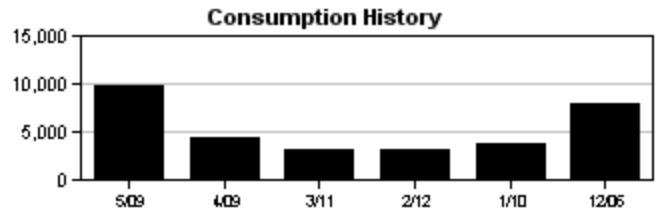
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT 1081055608 05/10/2024 05/31/2024

Service Address: 7205 SPRING SNOWFLAKE AVE - RECLAIMED IRRI

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702098334	04/09/2024	74787	05/09/2024	84532	9745 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.11
Total Service Address Charges \$7.11



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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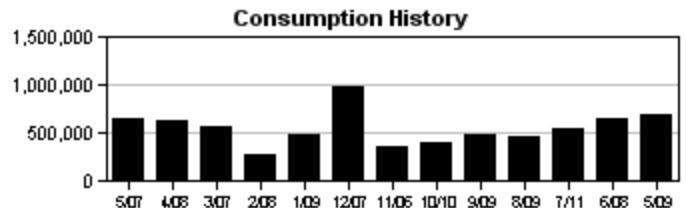
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT 1081055608 05/10/2024 05/31/2024

Service Address: 7651 CAMDEN FIELD PKWY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61024546	04/08/2024	376561	05/07/2024	383036	647500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$275.70
Total Service Address Charges \$275.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT 1081055608 05/10/2024 05/31/2024

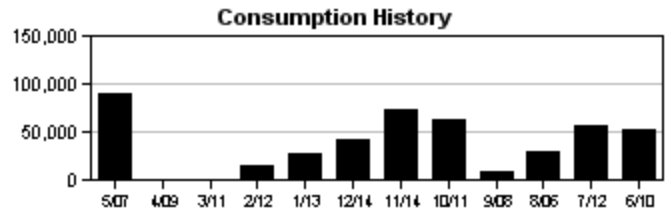
Service Address: 4703 NORMAN OAK PL - COMM RCLM IRRIG



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702140022	04/09/2024	760231	05/07/2024	850771	90540 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$20.04
Total Service Address Charges	\$20.04





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

Amount Now Due

\$725.66

Make Check Payable:
City of Tampa Utilities

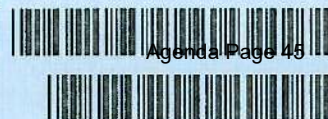
Your Account Number

2338519

Received

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MAY 09



BILL DATE: 05/02/2024

PAY NEW CHARGES BY: AUTO PAY



822
TOUCHSTONE CDD
C/O TOUCHSTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

00002338519 0000072566

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: 05/02/2024

Service For:

TOUCHSTONE CDD
4205 WILD SENNA BLVD

SERVICE TO: 04/26/2024

Amount Now Due
\$725.66

Your Account Number
2338519

Water Customer Class
COMMERCIAL

Water Usage History

Months	Gallons (1000's)
MAY	68
APR	53
MAR	23
FEB	13
JAN	10
DEC	43
NOV	25
OCT	37
SEP	56
AUG	105
JUL	122
JUN	85
MAY	85

Meter Number	Meter Readings		Days of Service	CCF (100 cu ft)	Gallons (1000's)
	Current	Previous			
18070620 WATER	5810	5719	29	91	68
LAST BILLING					525.57
LESS PAYMENTS					525.57CR
WATER BASE CHARGE 1"					18.75
			1 Meter @	18.75	
			25.0 @	4.40	110.00
			25.0 @	7.40	185.00
			37.5 @	9.85	369.38
			3.5 @	11.37	39.80
			91.0 @	0.03	2.73
TBW PASS-THROUGH					
WATER SUBTOTAL			725.66		

Pay This Amount \$725.66

See Reverse Side for additional information

DO NOT PAY - AUTO BANK PAYMENT SCHEDULED ON OR AFTER 05-16-2024



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

Amount Due:	\$1,265.32
Due Date:	May 28, 2024
Account #:	211027180846

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

Your Energy Insight

- Your average daily kWh used was **15.2% lower** than the same period last year.
- Your peak billing demand was **9.38% lower** than the same period last year.

Account Summary

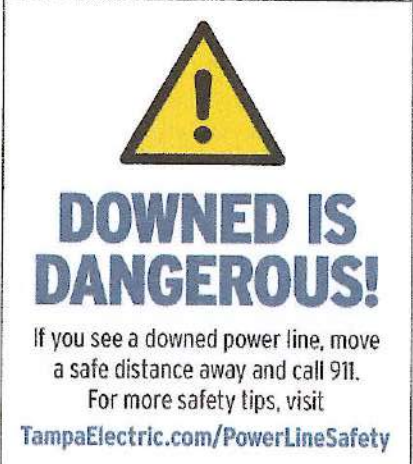
Current Service Period: April 03, 2024 - May 02, 2024	
Previous Amount Due	\$1,526.61
Payment(s) Received Since Last Statement	-\$1,526.61
Current Month's Charges	\$1,265.32
Amount Due by May 28, 2024	\$1,265.32

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

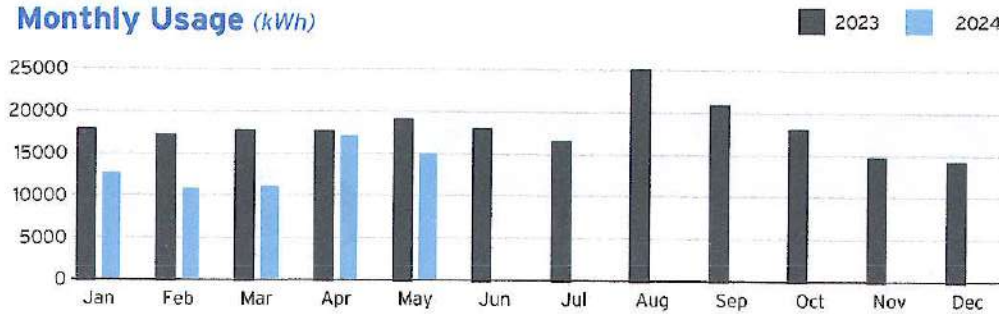


Scan here to view your account online.

Received
 MAY 10



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211027180846
Due Date: May 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 to enroll now.

Amount Due:	\$1,265.32
Payment Amount:	\$ _____

682248183510

Your account will be drafted on May 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.

00000057-0001435-Page 29 of 36



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

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

Meter Read

Service Period: Apr 03, 2024 - May 02, 2024

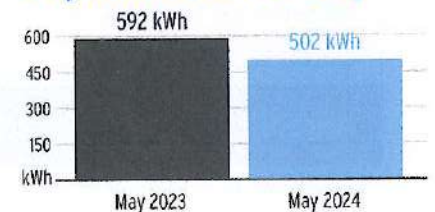
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000756145	05/02/2024	42,246	27,196	15,050 kWh	1	30 Days
1000756145	05/02/2024	29.27	0	29.27 kW	1	30 Days

Charge Details

Charge Description	Rate	Amount
Electric Charges		
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	29 kW @ \$14.20000/kW	\$411.80
Energy Charge	15,050 kWh @ \$0.00736/kWh	\$110.77
Fuel Charge	15,050 kWh @ \$0.03843/kWh	\$578.37
Capacity Charge	29 kW @ \$0.20000/kW	\$5.80
Storm Protection Charge	29 kW @ \$0.72000/kW	\$20.88
Energy Conservation Charge	29 kW @ \$0.73000/kW	\$21.17
Environmental Cost Recovery	15,050 kWh @ \$0.00081/kWh	\$12.19
Clean Energy Transition Mechanism	29 kW @ \$1.12000/kW	\$32.48
Storm Surcharge	15,050 kWh @ \$0.00052/kWh	\$7.83
Florida Gross Receipt Tax		\$31.63
Electric Service Cost		\$1,265.32

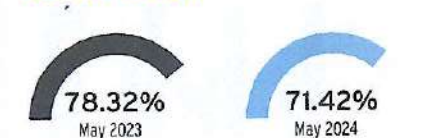
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$1,265.32

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at 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. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:** 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
 S 78TH ST AND CAMDEN FIELD PKWY PH4
 TAMPA, FL 33619

Statement Date: May 07, 2024

Agenda Page 48
 Amount Due: **\$1,202.71**
 Due Date: May 28, 2024
 Account #: 221008101554

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

Account Summary

Current Service Period: April 03, 2024 - May 01, 2024	
Previous Amount Due	\$1,202.71
Payment(s) Received Since Last Statement	-\$1,202.71
Current Month's Charges	\$1,202.71
Amount Due by May 28, 2024	\$1,202.71

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



Scan here to view your account online.

Received
MAY 13



DOWNED IS DANGEROUS!
 If you see a downed power line, move a safe distance away and call 911.
 For more safety tips, visit TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008101554
 Due Date: May 28, 2024

Amount Due: **\$1,202.71**
 Payment Amount: \$ _____

637803948712

Your account will be drafted on May 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 to enroll now.



00000040 FTECO105072423462310 00000 05 00000000 17739 004
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.

00000040-0000155-Page 1 of 8



Service For:
5 78TH ST AND CAMDEN FIELD PKWY PH4
TAMPA, FL 33619

Agenda Page 49
Account #: 221008101554
Statement Date: May 07, 2024
Charges Due: May 28, 2024

Service Period: Apr 03, 2024 - May 01, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	532 kWh @ \$0.03406/kWh	\$18.12
Fixture & Maintenance Charge	28 Fixtures	\$465.08
Lighting Pole / Wire	28 Poles	\$598.08
Lighting Fuel Charge	532 kWh @ \$0.03806/kWh	\$20.25
Storm Protection Charge	532 kWh @ \$0.03877/kWh	\$20.63
Clean Energy Transition Mechanism	532 kWh @ \$0.00036/kWh	\$0.19
Storm Surcharge	532 kWh @ \$0.00074/kWh	\$0.39
Florida Gross Receipt Tax		\$1.53
Franchise Fee		\$73.64
Municipal Public Service Tax		\$4.80
Lighting Charges		\$1,202.71

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.

Total Current Month's Charges

\$1,202.71

0000040-0000156-Page 2 of 8

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
Find list of Payment Agents at 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. 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
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
4299 S 78TH ST
TAMPA, FL 33619-6961

Statement Date: May 07, 2024

Agenda Page 50

Amount Due: \$7,794.12

Due Date: May 28, 2024
Account #: 221007137385

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

Your Energy Insight

Your average daily kWh used was **400% higher** than the same period last year.

Your average daily kWh used was **33.33% lower** than it was in your previous period.

Account Summary

Previous Amount Due	\$7,798.83
Payment(s) Received Since Last Statement	-\$7,798.83
Current Month's Charges	\$7,794.12

Amount Due by May 28, 2024 \$7,794.12

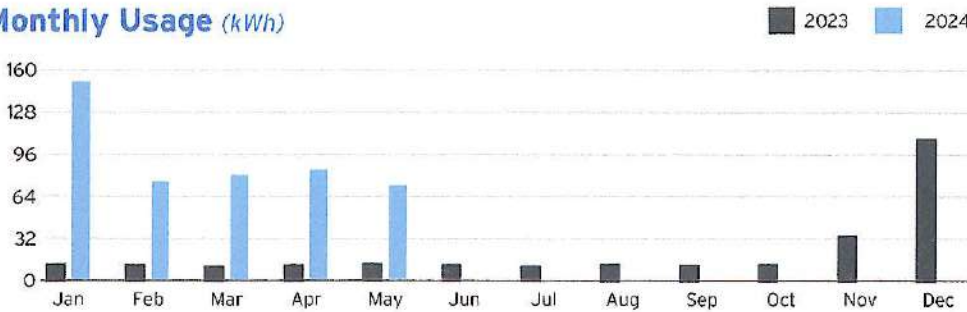
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

Received
MAY 10

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 221007137385

Due Date: May 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 to enroll now.

Amount Due: \$7,794.12

Payment Amount: \$ _____

632865688449

Your account will be drafted on May 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.

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

Account #: 221007137385
Statement Date: May 07, 2024
Charges Due: May 28, 2024

Meter Read

Service Period: Apr 03, 2024 - May 01, 2024

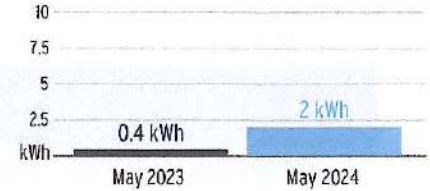
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000708574	05/01/2024	3,149	3,077	72 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	72 kWh @ \$0.08192/kWh	\$5.90
Fuel Charge	72 kWh @ \$0.03843/kWh	\$2.77
Storm Protection Charge	72 kWh @ \$0.00775/kWh	\$0.56
Clean Energy Transition Mechanism	72 kWh @ \$0.00427/kWh	\$0.31
Storm Surcharge	72 kWh @ \$0.00225/kWh	\$0.16
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.26

Avg kWh Used Per Day



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Billing information continues on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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- 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. 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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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 52
 Account #: 221007137385
 Statement Date: May 07, 2024
 Charges Due: May 28, 2024

Service Period: Apr 03, 2024 - May 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

\$7,794.12

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

Agenda Page 53
Account #: 221007197355
Statement Date: May 07, 2024
Charges Due: May 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.

Tampa Electric seeks approval to lower bills starting in June

Due to continued low natural gas prices, Tampa Electric has requested the Florida Public Service Commission (PSC) approve a fuel cost reduction beginning in June 2024. This would be the second reduction in 2024. If the PSC approves the request for a fuel cost reduction, beginning in June 2024, the typical residential customer's monthly energy bill would see an additional decrease by approximately 5 percent, or \$7, to \$136.44 for 1,000 kilowatt-hours (kWh) of use from the \$143.48 customers pay today. The average commercial and industrial customer's monthly energy bill would decrease between 4 percent and 11 percent, depending on usage. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending Mar. 2024 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Tampa Electric seeks approval to lower outdoor lighting bills starting in June

Due to continued low natural gas prices, Tampa Electric has requested the Florida Public Service Commission (PSC) approve a fuel cost reduction for outdoor lighting. This would be the second reduction in 2024. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, that would take effect in June 2024.



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

Agenda Page 54
Statement Date: May 07, 2024

Amount Due: \$22.31

Due Date: May 28, 2024
Account #: 211023749768

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

Account Summary

Current Service Period: April 03, 2024 - May 01, 2024	
Previous Amount Due	
Payment(s) Received Since Last Statement	\$25.37
	-\$25.37
Current Month's Charges	\$22.31
Amount Due by May 28, 2024	\$22.31

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



Scan here to view your account online.

Received
MAY 10



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211023749768
Due Date: May 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 to enroll now.

Amount Due: \$22.31

Payment Amount: \$ _____

629161986052

Your account will be drafted on May 28, 2024

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
TOUCHSTONE COMMUNITY DEVELOPMENT DI
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.

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Service For:
7011 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578

Agenda Page 55
Account #: 211023749768
Statement Date: May 07, 2024
Charges Due: May 28, 2024

Meter Read

Service Period: Apr 03, 2024 - May 01, 2024

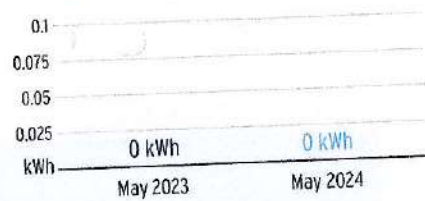
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845380	05/01/2024	0		0		0 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.31

Avg kWh Used Per Day



Total Current Month's Charges **\$22.31**

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.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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 Find list of Payment Agents at TampaElectric.com
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 P.O. Box 31318
 Tampa, FL 33631-3318
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 Pay by credit Card using KUBRA EZ-Pay at 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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TampaElectric.com
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 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: May 07, 2024
 Agenda Page 56

Amount Due: \$329.79
Due Date: May 28, 2024
Account #: 221008369474

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

Account Summary


Current Service Period: April 03, 2024 - May 01, 2024	
Previous Amount Due	\$329.79
Payment(s) Received Since Last Statement	-\$329.79
Current Month's Charges	\$329.79
Amount Due by May 28, 2024	\$329.79

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



Scan here to view your account online.

Received
 MAY 10



DOWNED IS DANGEROUS!
 If you see a downed power line, move a safe distance away and call 911.
 For more safety tips, visit TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008369474
Due Date: May 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 to enroll now.

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

603236132665

Your account will be drafted on May 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.

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

Agenda Page 57

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

Service Period: Apr 03, 2024 - May 01, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

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⚡ Electric Charges			
Lighting Service Items LS-1 (Bright Choices) for 29 days			
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
Lighting Charges			\$329.79

Total Current Month's Charges \$329.79

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For more information about your bill and understanding your charges, please visit: TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
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 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. 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
- 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 CDD
78TH ST S TOWER DAIRY PH6
TAMPA, FL 33619

Statement Date: May 07, 2024
Agenda Page 58

Amount Due: \$843.21

Due Date: May 28, 2024

Account #: 221008637573

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

Received
MAY 10

Account Summary

Current Service Period: April 03, 2024 - May 01, 2024	
Previous Amount Due	\$843.21
Payment(s) Received Since Last Statement	-\$843.21
Current Month's Charges	\$843.21
Amount Due by May 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.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008637573

Due Date: May 28, 2024

Amount Due: \$843.21

Payment Amount: \$ _____

611878081348

Your account will be drafted on May 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 to enroll now.

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.

00000179-0001814-Page 11 of 18



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

Account #: 221 Agenda Page 59
Statement Date: May 07, 2024
Charges Due: May 28, 2024

Service Period: Apr 03, 2024 - May 01, 2024

Rate Schedule: Lighting Service

Charge Details

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.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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
Lighting Charges		\$843.21

Total Current Month's Charges \$843.21

0000179-0001614-Page 12 of 16

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at 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. 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
- 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 CDD
78TH ST S, TOWER DAIRY, PH 5
TAMPA, FL 33619

Statement Date: May 07, 2024
Agenda Page 60

Amount Due: \$1,325.03

Due Date: May 28, 2024

Account #: 221008192751

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

Received

MAY 10

Account Summary

Current Service Period: April 03, 2024 - May 01, 2024

Previous Amount Due \$1,325.03
Payment(s) Received Since Last Statement -\$1,325.03

Current Month's Charges \$1,325.03

Amount Due by May 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.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008192751

Due Date: May 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 to enroll now.

Amount Due: \$1,325.03

Payment Amount: \$ _____

637803948836

Your account will be drafted on May 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.

00000179-0001810-Page 3 of 18



Service For:
78TH ST S
TOWER DAIRY, PH 5, TAMPA, FL 33619

Account #: 22 Agenda Page 61
Statement Date: May 07, 2024
Charges Due: May 28, 2024

Service Period: Apr 03, 2024 - May 01, 2024

Rate Schedule: Lighting Service

Charge Details

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.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	627 kWh @ \$0.03406/kWh	\$21.36
Fixture & Maintenance Charge	33 Fixtures	\$548.13
Lighting Pole / Wire	33 Poles	\$704.88
Lighting Fuel Charge	627 kWh @ \$0.03806/kWh	\$23.86
Storm Protection Charge	627 kWh @ \$0.03877/kWh	\$24.31
Clean Energy Transition Mechanism	627 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	627 kWh @ \$0.00074/kWh	\$0.46
Florida Gross Receipt Tax		\$1.80
Lighting Charges		\$1,325.03

Total Current Month's Charges \$1,325.03

00000173-0001810-Page 4 of 18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
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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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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

May 17, 2024
Client: 001492
Matter: 000001
Invoice #: 24643

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2024	MS	PREPARE RESOLUTION SETTING LANDOWNERS ELECTION AND EXHIBITS.	1.2	\$210.00
4/8/2024	MB	REVIEW AGENDA PACKAGE.	0.4	\$130.00
4/9/2024	MB	PREPARE FOR AND ATTEND BOARD MEETING.	1.8	\$585.00
Total Professional Services			3.4	\$925.00
Total Services			\$925.00	
Total Disbursements			\$0.00	
Total Current Charges				\$925.00
Previous Balance				\$1,721.00
<i>Less Payments</i>				(\$1,721.00)
PAY THIS AMOUNT				\$925.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE Agenda Page 63

Advertising Run Dates		Advertiser Name	
05/15/24		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
05/15/2024	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$301.50		0000344075	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/15/24	05/15/24	0000344075	Times	Legals CLS	Qualifying Candidates	1	2x35 L	\$297.50
05/15/24	05/15/24	0000344075	Tampabay.com	Legals CLS	Qualifying Candidates AffidavitMaterial	1	2x35 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
05/15/24		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
05/15/2024	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$301.50		0000344075	

Received

MAY 20

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TOUCHSTONE

2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000344075-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Candidates** was published in said newspaper by print in the issues of: **5/15/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **05/15/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

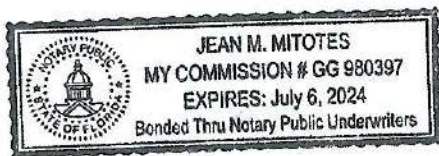
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Touchstone Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections by mail to the Honorable Craig Latimer, Supervisor of Elections, 601 E. Kennedy Boulevard, 16th Floor, Tampa, FL 33602 www.hillsboroughvotes.gov. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Touchstone Community Development District has three Seats up for election, specifically Seats 1, 3, and 5. Seats 1, 3, and 5 carry a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.
Gene Roberts
District Manager
May 15, 2024

0000344075



CHECK REQUEST FORM
Touchstone

Date: 5/6/2024

Invoice#: 05022024-01

Vendor#: V00033

Vendor Name: Touchstone

Pay From: Truist Acct# 1885

Description: Series 2019 - FY 24 Tax Dist ID Off Roll DS

Code to: 201.103200.1000

Amount: **\$110.09**

Requested By: 5/6/2024
Teresa Farlow

TOUCHSTONE

DISTRICT CHECK REQUEST

	<u>2/22/2024</u>
Today's Date	<u>5/2/2024</u>
Check Amount	<u>\$110.09</u>
Payable To	<u>TOUCHSTONE CDD</u>
Check Description	<u>Off-Roll Debt Service Assessments Series 2019</u>
Special Instructions	
Check Amount	<u>\$125.41</u>
Payable To	<u>Touchstone CDD</u>
Check Description	<u>Off-Roll Debt Service Assessments Series 2022</u> Authorization

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

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

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

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

Date: 5/2/2024
Trustee: Brett Sawyer / US Bank
From: Brian Wetherald
Re: TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Please deposit funds as follows:

Check #	Check Date	Amount
.....		

Total Deposit to TOUCHSTONE CDD		
Series 2019 Revenue Account (226529000):	\$	110.09

Check #	Check Date	Amount
.....		
.....		

Total Deposit to TOUCHSTONE CDD		
Series 2022 Revenue Account (265952000):	\$	125.41

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Date: 5/2/2024
To: Leah Popelka
From: Brian Wetherald
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
253	4/10/2024	\$ 356.28
.....		\$ -
.....		\$ -
Touchstone CDD	
.....	
.....	
.....	
Total Deposit - Off roll:		\$ 356.28

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 #
		4/10/2024	\$ 356.28	\$ 120.78	\$ 110.09	\$ 125.41			
				\$ -	\$ -	\$ -			
				\$ -	\$ -	\$ -			
			\$356.28	\$120.78	\$110.09	\$125.41	\$0.00		

CHECK REQUEST FORM
Touchstone

Date: 5/6/2024

Invoice#: 05022024-02

Vendor#: V00033

Vendor Name: Touchstone

Pay From: Truist Acct# 1885

Description: Series 2022 - FY24 Tax Dist ID Off Roll DS

Code to: 201.103200.1000

Amount: \$125.41

Requested By: 5/6/2024
Teresa Farlow

TOUCHSTONE

DISTRICT CHECK REQUEST

2/22/2024

Today's Date	<u>5/2/2024</u>
Check Amount	<u>\$110.09</u>
Payable To	<u>TOUCHSTONE CDD</u>
Check Description	<u>Off-Roll Debt Service Assessments Series 2019</u>
Special Instructions	
Check Amount	<u>\$125.41</u>
Payable To	<u>Touchstone CDD</u>
Check Description	<u>Off-Roll Debt Service Assessments Series 2022</u> <u>Authorization</u>

(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

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

Date: 5/2/2024
Trustee: Brett Sawyer / US Bank
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Re: TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

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Check #	Check Date	Amount
.....		

Total Deposit to TOUCHSTONE CDD		
Series 2019 Revenue Account (226529000):		\$ 110.09

Check #	Check Date	Amount
.....		
.....		

Total Deposit to TOUCHSTONE CDD		
Series 2022 Revenue Account (265952000):		\$ 125.41

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

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RE: Off-Roll: Deposit to O&M Account FY 2024

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253	4/10/2024	\$ 356.28
.....		\$ -
.....		\$ -
Touchstone CDD	
.....	
.....	
.....	
Total Deposit - Off roll:		\$ 356.28

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 #
		4/10/2024	\$ 356.28	\$ 120.78	\$ 110.09	\$ 125.41			
				\$ -	\$ -	\$ -			
				\$ -	\$ -	\$ -			
			\$356.28	\$120.78	\$110.09	\$125.41	\$0.00		

CHECK REQUEST FORM
Touchstone

Date: 5/7/2024

Invoice#: 05072024-01

Vendor#: V00033

Vendor Name: Touchstone

Pay From: Truist Acct# 1885

Description: Series 2018 - FY 24 Tax Dist ID 673

Code to: 200.103200.1000

Amount: \$958.45

Requested By: 5/7/2024
Teresa Farlow

TOUCHSTONE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>5/2/2024</u>
Payable To	<u>Touchstone CDD</u>
Check Amount	<u>\$958.45</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 673</u>
Check Amount	<u>\$1,570.73</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 673</u>
Check Amount	<u>\$1,432.38</u>
Check Description	<u>Series 2022 - FY 24 Tax Dist. ID 673</u>
Special Instructions	<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 #	<u> </u>	Date <u> </u>

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%

100%

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	1855
4/2/2024	28,161.55	11,610.89	11,610.89	4,004.24	4,004.24	6,562.20	6,562.20	5,984.22	5,984.22	-	669	1871
5/2/2024	6,740.74	2,779.18	2,779.18	958.45	958.45	1,570.73	1,570.73	1,432.38	1,432.38	-	673	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	2,348,148.10	968,131.46	968,131.45	333,879.35	333,879.35	547,165.14	547,165.14	498,972.15	498,972.14	0.02		
Net Total on Roll	2,353,246.24		970,233.41			334,604.24		548,353.11		0		
Collection Surplus / (Deficit)	(5,098.14)		(2,101.96)			(724.89)		(1,187.97)				

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 04-01-2024 to 04-30-2024 dated 05-03-2024, - Run 05/02/2024 10:30AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	673	DD0133	WYNNMERE WEST CDD	0.00	0.00	0.00	78.26	0.00	78.26	1.56	76.70
Real Estate Current	673	DD0135	CARLTON LAKES CDD	8,778.79	0.00	0.00	263.35	0.00	9,042.14	180.65	8,861.29
Real Estate Installment	673	DD0135	CARLTON LAKES CDD	1,333.10	0.00	0.00	17.68	0.00	1,350.78	27.01	1,323.77
Real Estate Current, Real Estate Installment	673	DD0135	CARLTON LAKES CDD	10,111.89	0.00	0.00	281.03	0.00	10,392.92	207.66	10,185.06
Real Estate Current	673	DD0136	SUMMITAT FERN HILL CDD	4,913.16	0.00	0.00	147.40	0.00	5,060.56	101.21	4,959.35
Real Estate Installment	673	DD0136	SUMMITAT FERN HILL CDD	672.25	0.00	0.00	20.17	0.00	692.42	13.85	678.57
Real Estate Current, Real Estate Installment	673	DD0136	SUMMITAT FERN HILL CDD	5,585.41	0.00	0.00	167.57	0.00	5,752.98	115.06	5,637.92
Real Estate Current	673	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	70.35	0.00	2,415.47	48.30	2,367.17
Real Estate Current	673	DD0140	SOUTH FORK III	2,384.68	0.00	0.00	0.00	0.00	2,384.68	47.69	2,336.99
Real Estate Installment	673	DD0140	SOUTH FORK III	704.39	0.00	0.00	21.13	0.00	725.52	14.51	711.01
Real Estate Current, Real Estate Installment	673	DD0140	SOUTH FORK III	3,089.07	0.00	0.00	21.13	0.00	3,110.20	62.20	3,048.00
Real Estate Current	673	DD0141	K-BAR II CDD	7,958.38	0.00	0.00	104.54	0.00	8,062.92	161.26	7,901.66
Real Estate Current	673	DD0142	WATERSET CENTRAL CDD	12,319.32	0.00	0.00	143.46	0.00	12,462.78	249.26	12,213.52
Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	2,205.13	0.00	0.00	67.95	0.00	2,333.08	46.66	2,286.42
Real Estate Current, Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	14,584.45	0.00	0.00	211.41	0.00	14,795.86	295.92	14,499.94
Real Estate Current	673	DD0143	TOUCHSTONE CDD	6,677.97	0.00	0.00	200.33	0.00	6,878.30	137.56	6,740.74
Real Estate Current	673	DD0144	VENTANA CDD	6,150.54	0.00	0.00	184.52	0.00	6,335.06	126.70	6,208.36
Real Estate Installment	673	DD0144	VENTANA CDD	1,132.67	0.00	0.00	33.98	0.00	1,166.65	23.33	1,143.32
Real Estate Current, Real Estate Installment	673	DD0144	VENTANA CDD	7,283.21	0.00	0.00	218.50	0.00	7,501.71	150.03	7,351.68
Real Estate Current	673	DD0147	BOYETTE PARK CDD	1,554.90	0.00	0.00	46.65	0.00	1,601.55	32.03	1,569.52
Real Estate Current	673	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	12.43	0.00	426.86	8.54	418.32

CHECK REQUEST FORM
Touchstone

Date: 5/7/2024

Invoice#: 05072024-02

Vendor#: V00033

Vendor Name: Touchstone

Pay From: Truist Acct# 1885

Description: Series 2019 - FY 24 Tax Dist ID 673

Code to: 201.103200.1000

Amount: \$1,570.73

Requested By: Teresa Farlow 5/7/2024

TOUCHSTONE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>5/2/2024</u>
Payable To	<u>Touchstone CDD</u>
Check Amount	<u>\$958.45</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 673</u>
Check Amount	<u>\$1,570.73</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 673</u>
Check Amount	<u>\$1,432.38</u>
Check Description	<u>Series 2022 - FY 24 Tax Dist. ID 673</u>
Special Instructions	<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		

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	673	DD0133	WYNMERE WEST CDD	0.00	0.00	0.00	78.26	0.00	78.26	1.86	76.70
Real Estate Current	673	DD0135	CARLTON LAKES CDD	8,778.79	0.00	0.00	263.35	0.00	9,042.14	180.85	8,861.29
Real Estate Installment	673	DD0135	CARLTON LAKES CDD	1,323.10	0.00	0.00	17.68	0.00	1,360.78	27.01	1,323.77
Real Estate Current, Real Estate Installment	673	DD0135	CARLTON LAKES CDD	10,111.89	0.00	0.00	281.03	0.00	10,392.92	207.86	10,185.06
Real Estate Current	673	DD0136	SUMMITAT FERN HILL CDD	4,913.16	0.00	0.00	147.40	0.00	5,060.56	101.21	4,959.35
Real Estate Installment	673	DD0136	SUMMITAT FERN HILL CDD	672.25	0.00	0.00	20.17	0.00	692.42	13.65	678.57
Real Estate Current, Real Estate Installment	673	DD0136	SUMMITAT FERN HILL CDD	5,585.41	0.00	0.00	167.57	0.00	5,752.98	115.06	5,637.92
Real Estate Current	673	DD0138	RIVERBEND WEST CDD	2,345.12	0.00	0.00	70.35	0.00	2,415.47	48.30	2,367.17
Real Estate Current	673	DD0140	SOUTH FORK III	2,384.68	0.00	0.00	0.00	0.00	2,384.68	47.69	2,336.99
Real Estate Installment	673	DD0140	SOUTH FORK III	704.39	0.00	0.00	21.13	0.00	725.52	14.51	711.01
Real Estate Current, Real Estate Installment	673	DD0140	SOUTH FORK III	3,089.07	0.00	0.00	21.13	0.00	3,110.20	62.20	3,048.00
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Real Estate Current	673	DD0142	WATERSET CENTRAL CDD	12,319.32	0.00	0.00	143.46	0.00	12,462.78	249.26	12,213.52
Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	2,255.13	0.00	0.00	67.95	0.00	2,333.08	46.66	2,286.42
Real Estate Current, Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	14,584.45	0.00	0.00	211.41	0.00	14,795.86	295.92	14,499.94
Real Estate Current	673	DD0143	TOUCHSTONE CDD	6,677.97	0.00	0.00	200.33	0.00	6,878.30	137.56	6,740.74
Real Estate Current	673	DD0144	VENTANA CDD	6,150.54	0.00	0.00	184.52	0.00	6,335.06	126.70	6,208.36
Real Estate Installment	673	DD0144	VENTANA CDD	1,132.67	0.00	0.00	33.98	0.00	1,166.65	23.33	1,143.32
Real Estate Current, Real Estate Installment	673	DD0144	VENTANA CDD	7,283.21	0.00	0.00	218.50	0.00	7,501.71	150.03	7,351.68
Real Estate Current	673	DD0147	BOYETTE PARK CDD	1,554.90	0.00	0.00	46.65	0.00	1,601.55	32.03	1,569.52
Real Estate Current	673	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	12.43	0.00	426.86	8.54	418.32

CHECK REQUEST FORM
Touchstone

Date: 5/7/2024

Invoice#: 05072024-03

Vendor#: V00033

Vendor Name: Touchstone

Pay From: Truist Acct# 1885

Description: Series 2022 - FY24 Tax Dist ID 673

Code to: 201.103200.1000

Amount: \$1,432.38

Requested By: 5/7/2024
Teresa Farlow

TOUCHSTONE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>5/2/2024</u>
Payable To	<u>Touchstone CDD</u>
Check Amount	<u>\$958.45</u>
Check Description	<u>Series 2018 - FY 24 Tax Dist. ID 673</u>
Check Amount	<u>\$1,570.73</u>
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Check Amount	<u>\$1,432.38</u>
Check Description	<u>Series 2022 - FY 24 Tax Dist. ID 673</u>
Special Instructions	<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%

100%

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	1855
4/2/2024	28,161.55	11,610.89	11,610.89	4,004.24	4,004.24	6,562.20	6,562.20	5,984.22	5,984.22	-	669	1871
5/2/2024	6,740.74	2,779.18	2,779.18	958.45	958.45	1,570.73	1,570.73	1,432.38	1,432.38	-	673	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	2,348,148.10	968,131.46	968,131.45	333,879.35	333,879.35	547,165.14	547,165.14	498,972.15	498,972.14	0.02		
Net Total on Roll	2,353,246.24		970,233.41			334,604.24		548,353.11		0		
Collection Surplus / (Deficit)	(5,098.14)		(2,101.96)			(724.89)		(1,187.97)				

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 04-01-2024 to 04-30-2024 dated 05-03-2024. - Run 05/02/2024 10:30AM

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Real Estate Current, Real Estate Installment	673	DD0135	CARLTON LAKES CDD	10,111.89	0.00	0.00	281.03	0.00	10,392.92	207.86	10,185.06
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Real Estate Installment	673	DD0140	SOUTH FORK III	704.39	0.00	0.00	21.13	0.00	725.52	14.51	711.01
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Real Estate Current	673	DD0141	K-BAR II CDD	7,958.38	0.00	0.00	104.84	0.00	8,062.92	161.26	7,901.66
Real Estate Current	673	DD0142	WATERSET CENTRAL CDD	12,319.32	0.00	0.00	143.46	0.00	12,462.78	249.28	12,213.52
Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	2,285.13	0.00	0.00	67.95	0.00	2,353.08	46.65	2,286.42
Real Estate Current, Real Estate Installment	673	DD0142	WATERSET CENTRAL CDD	14,584.45	0.00	0.00	211.41	0.00	14,795.86	295.92	14,499.94
Real Estate Current	673	DD0143	TOUCHSTONE CDD	6,677.97	0.00	0.00	200.33	0.00	6,878.30	137.55	6,740.74
Real Estate Current	673	DD0144	VENTANA CDD	6,150.54	0.00	0.00	184.52	0.00	6,335.06	126.70	6,208.36
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Real Estate Current	673	DD0147	BOYETTE PARK CDD	1,554.90	0.00	0.00	46.65	0.00	1,601.55	32.03	1,569.52
Real Estate Current	673	DD0148	SOUTHSHORE BAY CDD	414.43	0.00	0.00	12.43	0.00	426.86	8.54	418.32

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.: 6047
 Terms: Net 15
 Invoice date: 05/02/2024
 Due date: 05/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	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.

3C

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 2024
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2022A-1 DEBT SERVICE FUND	SERIES 2022A-2 SUB DEBT SERVICE FUND	SERIES 2018 CAPITAL PRO ECTS FUND	SERIES 2019 CAPITAL PRO ECTS FUND	SERIES 2022A-			TOTAL
								2 SUB CAPITAL PRO ECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
TOTAL LIABILITIES	15,061	-	456	-	30,455	-	-	-	-	29,495,000	29,540,972
FUND BALANCES											
Restricted for:											
Debt Service	-	580,841	771,195	489,811	-	-	-	-	-	-	1,841,847
Capital Projects	-	-	-	-	-	61	2	2,177	-	-	2,240
Unassigned:	776,351	-	-	-	(509)	-	-	-	13,985,456	-	14,761,298
TOTAL FUND BALANCES	776,351	580,841	771,195	489,811	(509)	61	2	2,177	13,985,456	-	16,605,385
TOTAL LIABILITIES + FUND BALANCES	\$ 791,412	\$ 580,841	\$ 771,651	\$ 489,811	\$ 29,946	\$ 61	\$ 2	\$ 2,177	\$ 13,985,456	\$ 29,495,000	\$ 46,146,357

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
<u>REVENUES</u>				
Rental Income	\$ -	\$ 3,375	\$ 3,375	0.00%
Special Assmnts- Tax Collector	993,131	979,856	(13,275)	98.66%
Special Assmnts- CDD Collected	-	9,578	9,578	0.00%
Other Miscellaneous Revenues	-	1,200	1,200	0.00%
TOTAL REVENUES	993,131	994,009	878	100.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	9,900	5,100	66.00%
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	1,228	1,272	49.12%
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%
Total Administration	135,530	74,977	60,553	55.32%
<u>Electric Utility Services</u>				
Utility - Electric	145,000	88,716	56,284	61.18%
Total Electric Utility Services	145,000	88,716	56,284	61.18%
<u>Water-Sewer Comb Services</u>				
Utility - Water	15,000	6,574	8,426	43.83%
Total Water-Sewer Comb Services	15,000	6,574	8,426	43.83%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
<u>Other Physical Environment</u>				
Waterway Management	9,200	5,400	3,800	58.70%
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	150,664	40,836	78.68%
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%
Total Other Physical Environment	311,128	225,913	85,215	72.61%
<u>Road and Street Facilities</u>				
R&M-Drainage	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Recreation</u>				
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	93,782	16,218	85.26%
Janitorial Services & Supplies	25,000	14,880	10,120	59.52%
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	21,695	8,305	72.32%
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	11,637	9,363	55.41%
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%
Total Parks and Recreation	334,047	156,637	177,410	46.89%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
Reserves				
Capital Reserve	47,426	-	47,426	0.00%
Total Reserves	47,426	-	47,426	0.00%
TOTAL EXPENDITURES □ RESERVES	993,131	552,817	440,314	55.66 □
Excess (deficiency) of revenues				
Over (under) expenditures	-	441,192	441,192	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		335,159		
FUND BALANCE, ENDING		\$ 776,351		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 15,491	\$ 15,491	0.00%
Special Assmnts- Tax Collector	334,725	333,896	(829)	99.75%
TOTAL REVENUES	334,725	349,387	14,662	104.38%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	224,725	113,413	111,312	50.47%
Total Debt Service	334,725	113,413	221,312	33.88%
TOTAL EXPENDITURES	334,725	113,413	221,312	33.88%
Excess (deficiency) of revenues Over (under) expenditures	-	235,974	235,974	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		344,867		
FUND BALANCE, ENDING		\$ 580,841		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 22,158	\$ 22,158	0.00%
Special Assmnts- Tax Collector	567,019	550,503	(16,516)	97.09%
TOTAL REVENUES	567,019	572,661	5,642	101.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	178,510	205,000	(26,490)	114.84%
Interest Expense	388,509	181,713	206,796	46.77%
Total Debt Service	567,019	386,713	180,306	68.20%
TOTAL EXPENDITURES	567,019	386,713	180,306	68.20%
Excess (deficiency) of revenues Over (under) expenditures	-	185,948	185,948	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		585,247		
FUND BALANCE, ENDING		\$ 771,195		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 19,155	\$ 19,155	0.00%
Special Assmnts- Tax Collector	-	500,208	500,208	0.00%
TOTAL REVENUES	-	519,363	519,363	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	95,000	(95,000)	0.00%
Interest Expense	-	364,938	(364,938)	0.00%
Total Debt Service	-	459,938	(459,938)	0.00%
TOTAL EXPENDITURES	-	459,938	(459,938)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	59,425	59,425	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		430,386		
FUND BALANCE, ENDING		\$ 489,811		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 1,160	\$ 1,160	0.00%
TOTAL REVENUES	-	1,160	1,160	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	10,000	(10,000)	0.00%
Interest Expense	-	44,313	(44,313)	0.00%
Total Debt Service	-	54,313	(54,313)	0.00%
TOTAL EXPENDITURES	-	54,313	(54,313)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(53,153)	(53,153)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		52,644		
FUND BALANCE, ENDING		\$ (509)		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		61		
FUND BALANCE, ENDING		<u>\$ 61</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2		
FUND BALANCE, ENDING		<u>\$ 2</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
TOTAL REVENUES	-	21	21	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	21	21	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,156		
FUND BALANCE, ENDING		\$ 2,177		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		13,985,456		
FUND BALANCE, ENDING		<u>\$ 13,985,456</u>		

Bank Account Statement

Touchstone CDD

Bank Account Statement: Bank Account No.: 1885, Statement No.: 5-24

Currency Code

Statement Date	05/31/24	Statement Balance	786,013.90
Balance Last Statement	853,698.52	Outstanding Bank Transactions	0.00
Statement Ending Balance	786,013.90	Subtotal	786,013.90
		Outstanding Checks	-200.00
G/L Balance at 05/31/24	785,813.90	Bank Account Balance	785,813.90

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 5-24							
04/30/24	Bank Account Ledger Entry	1877	Check for Vendor V00015		1	-1,721.00	-1,721.00
04/30/24	Bank Account Ledger Entry	1878	Check for Vendor V00034		1	-4,950.00	-4,950.00
04/30/24	Bank Account Ledger Entry	1879	Check for Vendor V00047		1	-11,344.08	-11,344.08
05/03/24	Bank Account Ledger Entry	JE000725	DS payment tax collector		1	6,740.74	6,740.74
05/06/24	Bank Account Ledger Entry	BD00004	Deposit No. BD00004		1	356.28	356.28
05/09/24	Bank Account Ledger Entry	1880	Check for Vendor V00016		1	-1,790.00	-1,790.00
05/09/24	Bank Account Ledger Entry	1881	Check for Vendor V00021		1	-250.00	-250.00
05/09/24	Bank Account Ledger Entry	1882	Check for Vendor V00031		1	-675.00	-675.00
05/09/24	Bank Account Ledger Entry	1883	Check for Vendor V00046		1	-2,240.00	-2,240.00
05/16/24	Bank Account Ledger Entry	1884	Check for Vendor V00008		1	-18,698.00	-18,698.00
05/16/24	Bank Account Ledger Entry	1885	Check for Vendor V00033		1	-4,197.06	-4,197.06
05/17/24	Bank Account Ledger Entry	DD235	Payment of Invoice 001299		1	-1,202.71	-1,202.71
05/17/24	Bank Account Ledger Entry	DD236	Payment of Invoice 001301		1	-7,794.12	-7,794.12
05/17/24	Bank Account Ledger Entry	DD237	Payment of Invoice 001302		1	-22.31	-22.31
05/17/24	Bank Account Ledger Entry	DD238	Payment of Invoice 001303		1	-329.79	-329.79
05/17/24	Bank Account Ledger Entry	DD239	Payment of Invoice 001304		1	-843.21	-843.21
05/17/24	Bank Account Ledger Entry	DD240	Payment of Invoice 001305		1	-1,325.03	-1,325.03
05/17/24	Bank Account Ledger Entry	DD241	Payment of Invoice 001307		1	-1,265.32	-1,265.32
05/17/24	Bank Account Ledger Entry	DD242	Payment of Invoice 001319		1	-1,008.56	-1,008.56
05/17/24	Bank Account Ledger Entry	DD243	Payment of Invoice 001290		1	-725.66	-725.66
05/17/24	Bank Account Ledger Entry	DD244	Payment of Invoice 001318		1	-277.21	-277.21
05/22/24	Bank Account Ledger Entry	1886	Check for Vendor V00047		1	-14,122.58	-14,122.58

Bank Account Statement

Touchstone CDD

Currency Code

Statement Date	05/31/24	Statement Balance	786,013.90
Balance Last Statement	853,698.52	Outstanding Bank Transactions	0.00
Statement Ending Balance	786,013.90	Subtotal	786,013.90
		Outstanding Checks	-200.00
G/L Balance at 05/31/24	785,813.90	Bank Account Balance	785,813.90

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
					Total	-67,684.62	-67,684.62

Fourth Order of Business

4Bi.

TOUCHSTONE CDD

Field Inspection - June 2024

Monday, July 1, 2024

Prepared For Touchstone Board Of Supervisors

27 Items Identified



Item 1

Assigned To Steadfast
Landscaping around the clubhouse
looks good.



Item 2

Some new furniture is needed
around the clubhouse.



Item 3

Assigned To Steadfast

Some dead limbs need to be pruned out of the Podocarpus around the pool.



Item 4

Assigned To Steadfast

Dead white-star Jasmine needs to be pulled by the splash pad and drip lines need to be buried.



Item 5

Assigned To Steadfast

Leaning magnolia behind the shed needs to be straightened.



Item 6

New security cameras installed.



Item 7

Assigned To Steadfast

The Ixora have made a great recovery at the corner of Wild Senna Blvd and Cactus Dahlia Ave.



Item 8

Assigned To Steadfast

Proposal has been submitted to fill in the Walters Viburnum hedge at the parking lot.



Item 9

Assigned To Steadfast

The field on Wild Senna Blvd looks good.



Item 10

Assigned To Steadfast

The Fakahatchee along Cactus Dahlia Ave has been treated for mites but still needs to be trimmed.



Item 11

Assigned To Steadfast

The field behind the clubhouse has some ruts from mowers and wet turf but otherwise looks good.



Item 12

Assigned To Sitex

Pond 3 looks good.



Item 13

Assigned To Sitex

Wetland 1 looks good.



Item 14

Assigned To Sitex

Pond 4 looks good.



Item 15

Assigned To Steadfast

Proposal has been submitted to clear out the overgrowth next to the west monument on Camden Field Pkwy to improve visibility.



Item 16

Assigned To Steadfast

Landscaping looks good along Camden Field Pkwy.



Item 17

Assigned To Steadfast

Eastern monuments look good. Proposal has been submitted to enhance them by replacing the Foxtail Ferns in the raised beds.



Item 18

Assigned To Steadfast

Proposals have been submitted to fill in the beds along the sidewalk where most of the Society Garlic have died out.



Item 19

Assigned To Sitex
Pond 6 looks good.



Item 20

Assigned To Steadfast
Proposals have been submitted to fill in the corners of the Norman Oak pocket park with sod or landscaping.



Item 21

Assigned To Steadfast

The warrantied Ixora are doing well in the Norman Oak pocket park.

Weed detailing needed.



Item 22

Assigned To Sitex

Pond 9 is covered in Filamentous Algae.



Item 23

Assigned To Steadfast

Proposals have been submitted to replace the dead palm and missing shrubs at the Spring Snowflake Ave islands.



Item 24

Assigned To Steadfast

Same with the other palm on Spring Snowflake Ave.



Item 25

Assigned To Sitex

Shoreline weeds are dying off in pond 8.



Item 26

Assigned To Sitex

Pond 5 looks good.



Item 27

Assigned To Steadfast

The fields and surrounding landscaping look good on Samuel Ivy Dr.