

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 8, 2018**

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, MARCH 8, 2018
9:00 A.M.**

The offices of Lennar Homes
4600 W. Cypress Street Suite 200 Tampa, FL 33607

District Board of Supervisors	Chairman	Brady Lefere
	Vice-Chairman	Laura Coffey
	Assistant Secretary	Paulo Beckert
	Assistant Secretary	Becky Wilson
	Assistant Secretary	Michael Ragan

District Manager	Meritus	Brian Lamb
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District Attorney	Straley Robin Vericker	John Vericker
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District Engineer	Landmark Engineering	Todd C. Amaden
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All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **9:00 a.m.**

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

March 8, 2018

Touchstone Community Development District

Dear Board Members:

The Regular Meeting of Touchstone Community Development District will be held on **March 8, 2018 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress Street, Suite 200 Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-33; Supplemental Assessment Resolution Tab 01
 - B. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of the Regular Meeting Minutes January 11, 2018..... Tab 02
 - B. Consideration of Operation and Maintenance Expenditures January 2018.....Tab 03
 - C. Consideration of Operation and Maintenance Expenditures February 2018.....Tab 04
 - D. Review of Financial Statements Month Ending January 31, 2018..... Tab 05
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. BOARD SUPERVISOR COMMENTS & REQUESTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

Sincerely,

Brian Lamb, CEO
Meritus

RESOLUTION 2018-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE BOND RESOLUTION AND THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2018 BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH WILL SECURE THE SERIES 2018 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Touchstone Community Development District (the "**District**") previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer dated October 6, 2017, (collectively, the "**Capital Improvement Plan**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") intends to finance the 2018 Improvements through the issuance of its \$5,370,000 Touchstone Community Development District Special Assessment Revenue Bonds, Series 2018 (the "**Series 2018 Bonds**");

WHEREAS, the Board previously adopted Resolution 2018-32 on January 11, 2018, authorizing and approving certain documents necessary for issuance of the Series 2018 Bonds and authorizing any action by the proper officials of the District deemed necessary to issue, sell, and deliver the Series 2018 Bonds (the "**Bond Resolution**");

WHEREAS, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2018 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the proposed issuance of the Series 2018 Bonds;

WHEREAS, the Series 2018 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously adopted Resolution No. 2018-29, (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, the District is constructing and/or acquiring a certain portion of the Capital Improvement Plan (the "**2018 Project**") described in the Report of the District Engineer dated October 6 2017, as amended (the "**Engineer's Report**") and attached as **Exhibit A**; and

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated October 6, 2017; and

WHEREAS, now that the final terms of the Series 2018 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report, dated February 2, 2018 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer’s Report is hereby approved and ratified.
 - c. The 2018 Improvements will serve a proper, essential, and valid public purpose.
 - d. The 2018 Improvements will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Improvements to be financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Improvements.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
 - g. The parameters of the Bond Resolution are hereby conformed to the Bond Purchase Agreement dated February 2, 2018.
3. **Ratification of the Bond Resolution and the Execution of the Bond Documents.** The Bond Resolution and the execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2018 Bonds.** The special assessments for the Series 2018 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Payment of Assessments.** After the completion and acceptance of the 2018 Improvements, any owner of land against which an assessment has been levied may pay the principal balance of such assessment, in whole at any time or in part any time, if there is also paid an amount equal to the interest that would otherwise

be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

6. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
7. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
8. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 8th day of March, 2018.

Attest:

**Touchstone Community
Development District**

Name: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A – Report of the District Engineer dated October 6, 2017

Exhibit B – First Supplemental Special Assessment Methodology Report dated February 2, 2018

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

ENGINEER'S REPORT

Prepared for:

**BOARD OF SUPERVISORS
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD
TAMPA, FL 33619
PH: 813-621-7841**

October 6, 2017

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I. INTRODUCTION1

II. PURPOSE AND SCOPE.....2

III. THE DEVELOPMENT3

IV. THE PROJECT.....3

V. PROPOSED IMPROVEMENTS4

 Stormwater Management Facilities4

 Roadway5

 Water and Wastewater Facilities6

 Miscellaneous6

VI. PERMITTING7

VII. RECOMMENDATION8

VIII. REPORT MODIFICATION.....8

IX. CONCLUSION.....9

LIST OF TABLES & EXHIBITS

TABLE 1 – Land Use Summary Within the District

TABLE 2 – Summary of Opinion of Probable Costs

TABLE 3 – Summary of Proposed District Facilities

TABLE 4 – Preliminary Development Schedule

EXHIBIT 1 – Location Map

EXHIBIT 2 – Overall Site Plan

EXHIBIT 3 – District Boundary Map

EXHIBIT 4 – Legal Description

EXHIBIT 5 – FEMA Flood Zone Map

EXHIBIT 6 – Utility Location Map

ENGINEER'S REPORT TOUCHSTONE

I. INTRODUCTION

The Touchstone Community Development District (the “District” or the “CDD”) is located in the unincorporated area of Hillsborough County, Florida, and is approximately bounded on the north by 36th Avenue South, on the east by 78th Street South, on the south by 49th Avenue South, and on the west by 70th Street South. The District currently contains approximately 218.2 acres, and is expected to consist of 998 single family lots and associated infrastructure.

The CDD was established under Hillsborough County Ordinance No. 17-0960, which was enacted by the Board of County Commissioners on September 20, 2017, and became effective on September 26, 2017. The CDD will own and operate the stormwater management facilities, as well as the landscaping and hardscaping improvements within the Community.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory requirements of Hillsborough County, the City of Tampa, the Southwest Florida Water Management District (SWFWMD), and other agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Table 2 of this report.

The public infrastructure deemed necessary by the development plan reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property owners within the Touchstone Community (the “Community”). The CDD reserves the right to make reasonable adjustments to the

development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All stormwater ponds and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the Community will be maintained by the CDD. Roadway improvements and the wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to Hillsborough County for ownership and maintenance. The potable water distribution systems will be dedicated to the City of Tampa for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in Phases 1 through 6 of the Community. Phase 1 is currently approved and permitted for 203 single family residential lots and their associated infrastructure. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, operate, and maintain specific portions of the proposed capital improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied to this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for Phase 1 of the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the land owner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

III. THE DEVELOPMENT

The Touchstone Community will ultimately consist of 998 single family homes (the “Development”) and associated infrastructure. The Development is a planned residential community located in the Palm River area of Tampa, Hillsborough County, Florida, and is coterminous with the boundaries of the District. The Development lies within Section 35, Township 29 South, Range 19 East and Section 2, Township 30 South, Range 19 East, all within Hillsborough County, Florida. The Development received zoning approval by the Hillsborough County Board of County Commissioners as a Planned Development (PD) District, and has an underlying Future Land Use Designation of SMU-6 (Suburban Mixed Use - 6 units per acre).

IV. THE PROJECT

The “Project” consists of public infrastructure in Phases 1 through 6. The primary portions of the Project will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements. The off-site roadway improvements consist of improving an existing portion of 78th Avenue South, including a traffic signal, and building a new section of Camden Field Parkway to connect two previously separated roadways. The off-site utility improvements are extensions of

existing Hillsborough County sewer mains and City of Tampa water mains.

There will also be stormwater structures and conveyance culverts within the Project which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Project. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. Funding for the underground installation of power utilities is limited to the differential cost between underground and overhead service.

The Development has three main access points to existing public roadways where there may be entry walls and/or entry signs. These improvements will help to identify the Development as well as enhance the visual aspect of the access points.

V. PROPOSED IMPROVEMENTS

The infrastructure improvements include the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. From that point storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by Hillsborough County and SWFWMD.

FEMA Community Panel No. 120575C-0656H (dated 8/28/2008) shows that the property is located within Flood Zones "X", "A", and "AE". Some minimal floodplain compensation is required and is part of the stormwater management facilities to be financed by the District. Such work does not involved any of the building pads.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of floating and staked turbidity barriers specifically along the down gradient side of any proposed construction activity and adjacent to the edge of the large lake, wetland edges and the perimeter of the site. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Roadways

The public roadway sections are to be 50' rights-of-way with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

These roadways will require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District will fund the construction for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Tampa Public Utilities. The water system will be a "looped" system consisting of 4", 6", and 8" diameter ductile iron pipe water mains. These facilities will be installed within the proposed public rights-of-way within the District. This water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains, sewer laterals, pump station(s) and pressure force mains will be installed. The gravity sanitary sewer mains will be 8" and 10" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way and under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. One (1) sanitary sewer pump station is currently proposed within the District to collect the gravity sanitary sewer and pump it to the existing Hillsborough County force main at the intersection of Camden Field Parkway and Falkenburg Road.

Reclaimed water is currently not available for this site. An irrigation well, funded by the District, will be installed on site to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be funded by the District.

Miscellaneous:

The stormwater improvements, landscaping and irrigation, and certain permits and professional fees as described in this report, will be financed by the District and will benefit all of the developable real property within the District.

Upon completion of the public infrastructure improvements, inspection / certifications will be obtained from SWFWMD, the Hillsborough County Health Department (water distribution system), Hillsborough County Environmental Protection Commission (HCEPC) (wastewater collection) and Hillsborough County Development Services.

VI. PERMITTING

Construction permits for Phase 1 have been obtained, which includes the SWFWMD Environmental Resource Permit (ERP). There are Army Corps of Engineer (ACOE) jurisdictional wetlands within the project boundaries, and a permit is required for construction. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval (Hillsborough County)	April 12, 2017
Preliminary Plat (Hillsborough County)	April 25, 2017
SWFWMD ERP	September 2017
Army Corps of Engineers	September 2017
Construction Permits (Hillsborough County)	September 2017
Water System (City of Tampa)	September 2017
FDEP Water	October 2017
FDEP Sewer	October 2017

PHASE 2-6

Permits / Approvals	Approval / Expected Date
Zoning Approval (Hillsborough County)	April 12, 2017
Preliminary Plat (Hillsborough County)	April 25, 2017
SWFWMD ERP	June 2018
Army Corps of Engineers	September 2017

Construction Permits (Hillsborough County)	June 2018
Water System (City of Tampa)	June 2018
FDEP Water	June 2018
FDEP Sewer	June 2018

VII. RECOMMENDATION

As previously described within this report, the public infrastructure improvements are necessary for the development and functional operation of the Community as required by Hillsborough County, Florida. The site planning, engineering design and construction plans for the public infrastructure improvements are in accordance with the applicable requirements of Hillsborough County, the City of Tampa and SWFWMD. It should be noted that the public infrastructure improvements will provide its intended use and function when the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon current plan quantities for the infrastructure as shown on construction drawings incorporating specifications in the most recent review comments received from SWFWMD and Hillsborough County.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements, it may be necessary to make revisions to the plans. However, if such revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

It is our professional opinion that the public infrastructure improvement costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Hillsborough County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent possibility for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the Project construction continues in a timely manner, it is our professional opinion that the public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Hillsborough County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the construction costs of the proposed project can be completed at the cost as stated, and the special benefits received by the assessable property within the District shall be at least equal to such costs.

**TOUCHSTONE
Community Development District**

Table 1 – Land Use Summary Within The District Boundaries

Distribution by Land Use ⁽¹⁾

Land Use	Area (acres)	Percentage
Stormwater Ponds	88.8	40.7 %
Residential	99.9	45.8 %
Non-Residential	16.5	7.6 %
Wetland / Conservation	4.5	2.0 %
Parks & Open Spaces	8.5	3.9 %
TOTAL	218.2	100.0 %

Distribution by Lot Size ⁽²⁾

Phase	18' Lots	35' Lots	40' Lots	50' Lots	TOTAL	Percentage
1	72	53	53	25	203	20.3 %
2	90	41	71	25	227	22.7 %
3	0	22	73	45	140	14.0 %
4	26	47	107	33	213	21.3 %
5	0	56	39	49	144	14.4 %
6	0	71	0	0	71	7.1 %
TOTAL	188	290	343	177	998	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout.
2. Lot widths subject to change.

**TOUCHSTONE
Community Development District**

Table 2 – Summary of Opinion of Probable Costs ⁽⁷⁾

Infrastructure ⁽¹⁾⁽²⁾⁽⁵⁾	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	TOTAL
Off-Site Improvements	\$ 1,300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 1,400,000
Stormwater ⁽³⁾⁽⁶⁾	\$ 1,421,000	\$ 1,589,000	\$ 980,000	\$ 1,491,000	\$ 1,008,000	\$ 497,000	\$ 6,986,000
Utilities (Water and Sewer)	\$ 1,989,400	\$ 2,224,600	\$ 1,372,000	\$ 2,087,400	\$ 1,411,200	\$ 695,800	\$ 9,780,400
Roadway ⁽⁴⁾⁽⁹⁾	\$ 2,273,600	\$ 2,542,400	\$ 1,568,000	\$ 2,385,600	\$ 1,612,800	\$ 795,200	\$ 11,177,600
Landscape & Hardscape ⁽⁸⁾	\$ 1,000,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 3,000,000
TOTAL	\$ 7,984,000	\$ 6,756,000	\$ 4,320,000	\$ 6,364,000	\$ 4,432,000	\$ 2,488,000	\$ 32,344,000

Notes:

1. Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder
3. Includes stormwater pond excavation and placement of fill
4. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering
5. Includes subdivision infrastructure and civil / site engineering only
6. Stormwater does not include grading associated with building pads
7. Estimates are based on 2017 cost
8. Includes Entry Features, Signage, Hardscape, Landscape, and Irrigation
9. Includes the differential cost between underground and overhead electric power; CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service

**TOUCHSTONE
Community Development District**

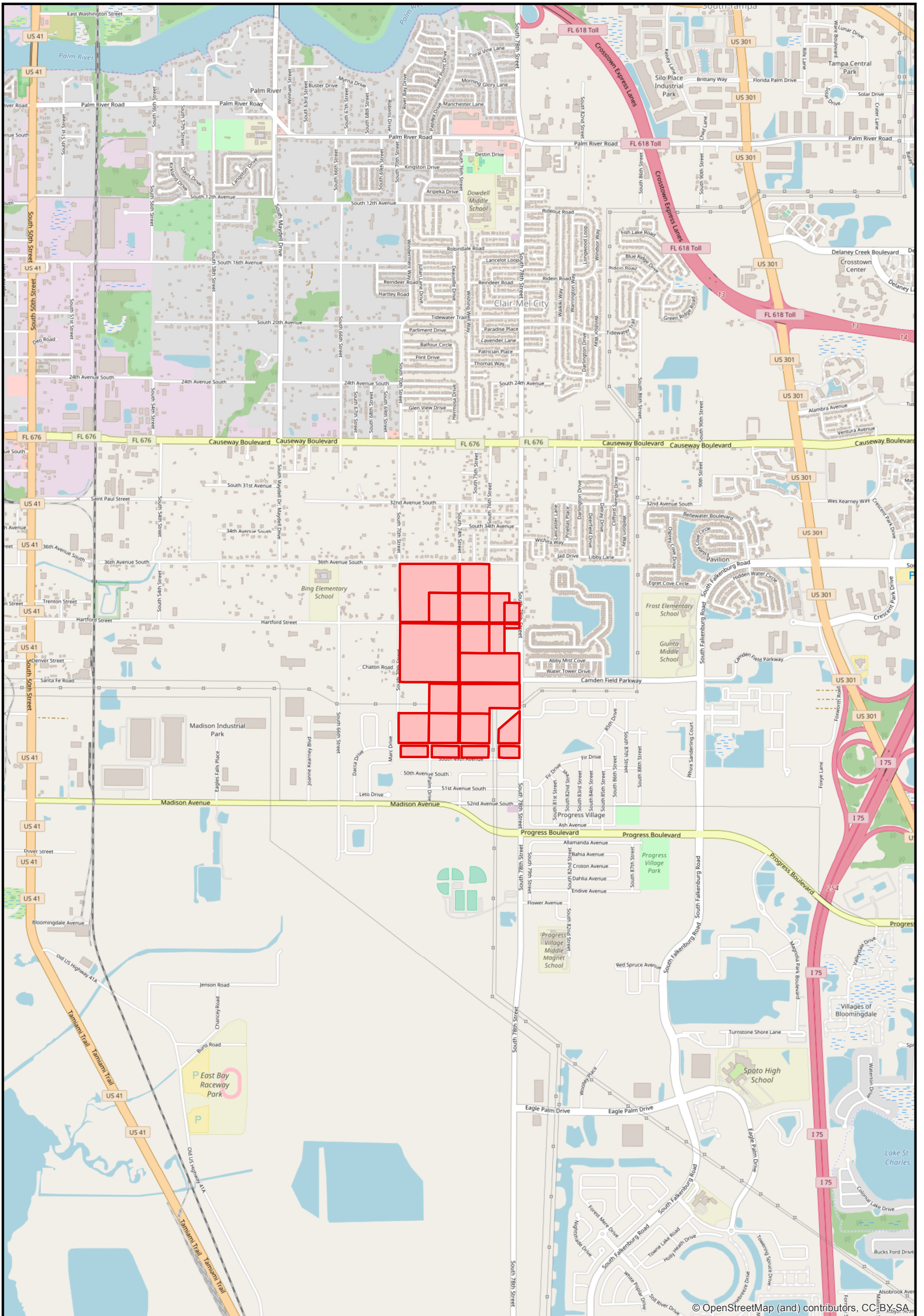
Table 3 – Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing	Operation and Maintenance
Road Construction	District	Hillsborough County	District Bonds	Hillsborough County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Hillsborough County & City of Tampa	District Bonds	Hillsborough County & City of Tampa
Landscaping & Hardscaping	District	District	District Bonds	District
Neighborhood Parks	District	District	District Bonds	District

**TOUCHSTONE
Community Development District**

Table 4 – Preliminary Development Schedule

Phase	Estimated Start Date	Estimated Completion Date	Number of Lots / Units
1	2017	2018	203
2	2018	2018	227
3	2018	2019	140
4	2019	2019	213
5	2020	2020	144
6	2021	2021	71



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Exhibit 1 - Location Map

Touchstone CDD

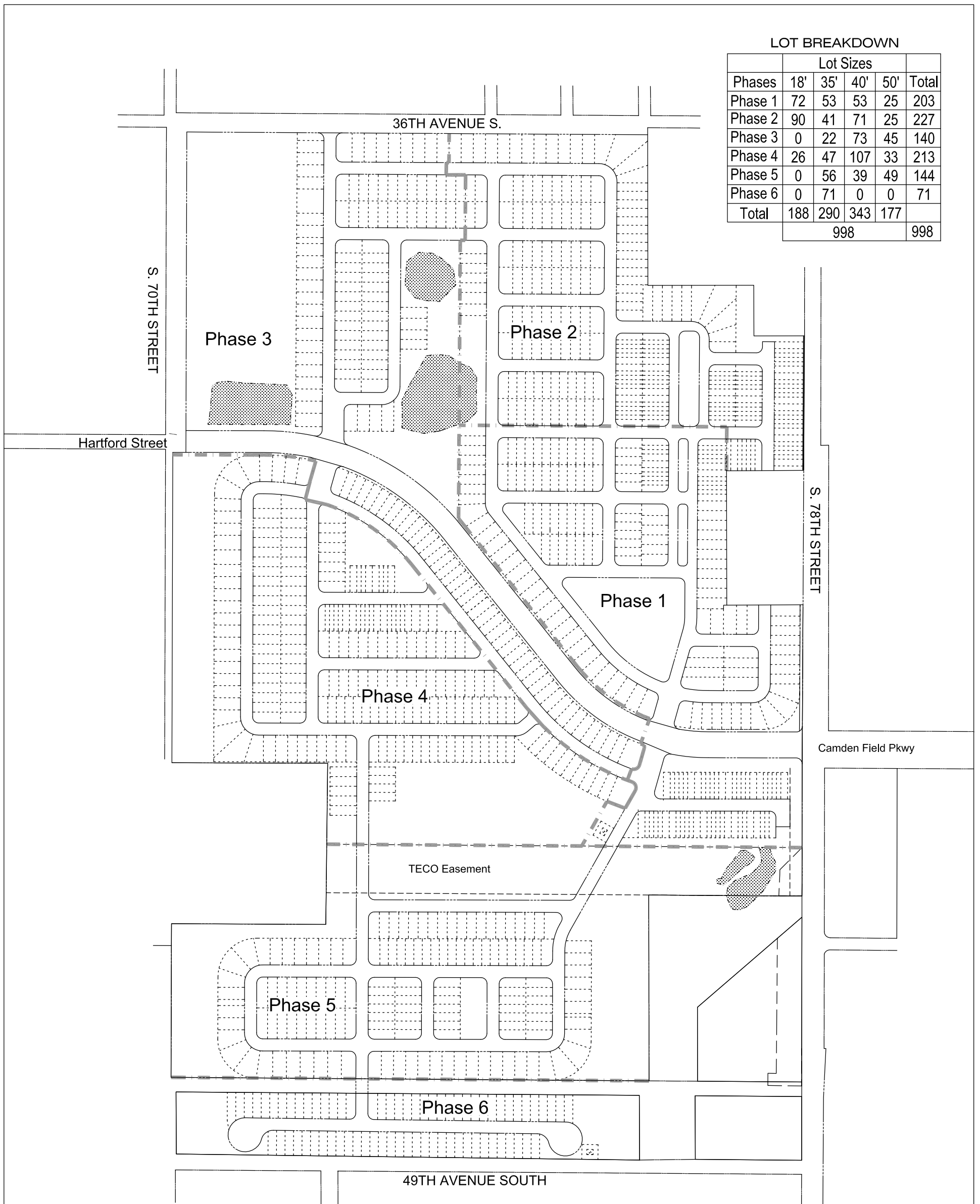
Data provided by ESRI, FGDL, Hillsborough County and SWFWMD

JN: 2150068
Date: 01/27/16

1 inch = 2,000 feet 

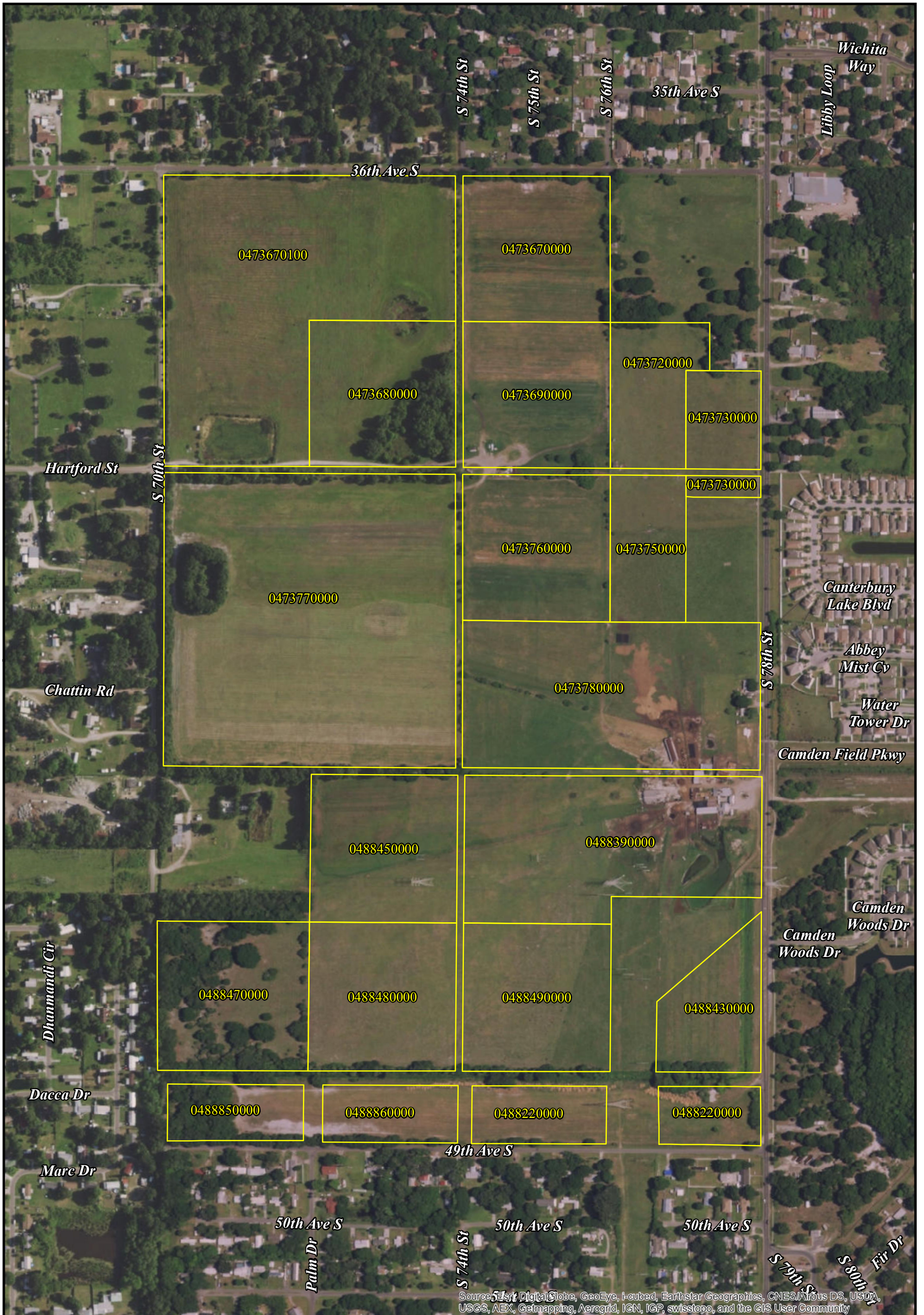
LOT BREAKDOWN

Phases	Lot Sizes				Total
	18'	35'	40'	50'	
Phase 1	72	53	53	25	203
Phase 2	90	41	71	25	227
Phase 3	0	22	73	45	140
Phase 4	26	47	107	33	213
Phase 5	0	56	39	49	144
Phase 6	0	71	0	0	71
Total	188	290	343	177	
		998			998



8515 Palm River Road | Tampa, Florida 33619
 (813) 621-7841 | (813) 664-1832 (fax)
 www.lesc.com | C.A. # 28014

Exhibit 2 - Overall Site Plan TOUCHSTONE CDD



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



8515 Palm River Road; Tampa, Florida 33619
 813/621-7841 (voice) 813/621-6761 (fax)
 www.lesc.com

**Exhibit 3 - District
 Boundary Map
 Touchstone CDD**

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD

JN: 2150068
 Date: 01/27/16

1 inch = 400 feet



DESCRIPTION SKETCH
(NOT A SURVEY)

DESCRIPTION:

PARCEL 1A:

Tracts 6, 7, 10, 11, 12, 13, 14 and 15 in the SE 1/4 of Section 35, Township 29 South, Range 19 East, and Tract 16, lying partially in said SE 1/4 of said Section 35 and partially in the SW 1/4 of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, ALL in SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1, 2 and 3 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: that portion of Right-of-Way Vacation Area 1 lying East of said Tracts 6, 11 and 14 and West of said Tracts 7, 10 and 15; that portion of Right-of-Way Vacation Area 2 lying South of said Tracts 6 and 7 and North of said Tracts 10 and 11; the South 1/2 of that portion of Right-of-Way Vacation Area 2 lying North of said Tract 12; and, the North 1/2 of that portion of Right-of-Way Vacation Area 3 lying South of said Tracts 13, 14, 15 and 16.

PARCEL 1B:

Tract 8, less the North 208 3/4 ft. of the East 208 3/4 ft. thereof in the SE 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the North 1/2 of that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying South of the West 1/2 of said Tract 8.

LESS AND EXCEPT the following:

The East 1/2 of Tract 8, in the SE 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, less the North 208.75 feet.

PARCEL 1C:

The West 1/2 of Tract 9, SE 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the South 1/2 of that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying North of the West 1/2 of said Tract 9.

PARCEL 1D:

Tracts 2, 3, 5, 6 and 7 in the NE 1/4 of Section 2, Township 30 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 3 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: that portion of Right-of-Way Vacation Area 1 lying East of said Tract 3 and 6 and West of said Tract 2 and 7; and, the South 1/2 of that portion of Right-of-Way Vacation Area 3 lying North of said Tracts 2 and 3.

(DESCRIPTION CONTINUED ON SHEETS 2 AND 3)

LEGEND:

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SEC. = SECTION TWP. = TOWNSHIP
 RGE. = RANGE
 PB = PLAT BOOK PG'S = PAGES
 (P) = PLAT R/W = RIGHT-OF-WAY
 O.R. = OFFICIAL RECORDS

NOTES:

1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.
2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

NOTE:

SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES.

**SHEET
1 OF 5**

R E V I S I O N S				
Description	Date	Dwn.	Ck'd	Order No.
Drawn: MAC				
			Checked:	
Original No.: 2150068	Current No.: 2150068			

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Survey Date shown.

SCOTT R. FOWLER DATE OF SIGNATURE

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Drawing Date: 5-24-17

LANDMARK
Engineering & Surveying Corporation

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DESCRIPTION SKETCH
(NOT A SURVEY)

DESCRIPTION: (Continued)

PARCEL 1E:

Tracts 1 and 8, lying partially in the NE ¼ of Section 2, Township 30 South, Range 19 East and partially in the NW ¼ of Section 1, Township 30 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the South 1/2 of that portion of vacated right of way described as Right-of-Way Vacation Area 3 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying North of said Tract 1.

LESS AND EXCEPT the following:

A portion of Tracts 1 and 8, lying partially in the Northeast quarter of Section 2, Township 30 South, Range 19 East, and partially in the NW ¼ of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, which portion is described as follows: Beginning at the Southwest corner of said Tract 8 run thence North along the West boundary of Tract 8 and said Tract 1 to a point located 200 feet South of the Northwest corner of the South one-half of said Tract 1, thence run East to the East boundary of Tract 1, thence run South to a point located 40 feet North of the Southeast corner of said Tract 1, thence run in a Southwesterly direction to a point located 200 feet East of and 320 feet North of the said Southwest corner of Tract 8; thence run South 320 feet thence run West 200 feet to the Point of Beginning.

PARCEL 1F:

Block 1 and Block 2 of Speedway Park Unit No. 1 as per map or plat thereof recorded in Plat Book 18, Page 15-A, Public Records of Hillsborough County, Florida. TOGETHER WITH vacated right of way described as Right-of-Way Vacation Area 4 and the West 1/2 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida.

PARCEL 1G:

Blocks 17 and 18 of Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, Page 15-B, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the East 1/2 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT the following:

Lots 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-B of the Public Records of Hillsborough County, Florida.

PARCEL 2A:

Tracts 3, 4 and 5 in SE ¼ of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the West 1/2 of that portion of Right-of-Way Vacation Area 1 lying East of said Tract 3; and, the North 1/2 of that portion of Right-of-Way Area 2 lying South of said Tract 5.

PARCEL 2B:

The East 1/2 of Tract 8 less North 208.75 feet together with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE ¼ of Section 35, Township 29 South, Range 19 East and partially in the SW ¼ of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying South of said East 1/2 of Tract 8 and North of said East 1/2 of Tract 9.

(DESCRIPTION CONTINUED ON SHEET 3)



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SHEET
2 OF 5

NOTE:
SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES.

Job No.: 2150068

DESCRIPTION SKETCH
(NOT A SURVEY)

DESCRIPTION: (Continued)

PARCEL 3:

Tract 2, in the Southeast 1/4 of Section 35, Township 29 South, Range 19 East, South Tampa, according to the map or plat thereof as recorded in Plat Book 6, Page 3, Public Records of Hillsborough County, Florida, TOGETHER WITH the following portion of the vacated rights of way described as Right-of-Way Vacation Area 1 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the East 1/2 of that portion of Right-of-Way Vacation Area 1 lying West of said Tract 2;

ALL containing 218.22 Acres, more or less.

LINE TABLE		
Line #	Bearing	Distance
L1	S00°04'53"E	650.49'
L2	N89°55'52"E	436.64'
L3	S00°09'40"E	208.75'
L4	N89°55'52"E	208.75'
L5	S00°20'47"W	435.10'
L6	S00°17'48"W	120.01'
L7	S89°43'42"W	318.44'
L8	S00°06'21"E	554.53'
L9	N89°41'28"E	314.54'
L10	S00°17'48"W	643.96'
L11	S00°18'00"W	30.00'
L12	S00°05'26"W	327.73'
L13	S00°06'07"W	200.00'
L14	N89°35'32"W	631.94'
L15	S00°04'53"E	766.76'
L16	N89°34'37"W	1971.30'
L17	N00°09'46"E	633.88'
L18	S89°42'28"E	636.61'
L19	N00°39'25"E	665.36'
L20	N89°50'19"W	642.35'

LINE TABLE		
Line #	Bearing	Distance
L21	N00°09'46"E	2631.27'
L22	S89°39'22"E	1954.54'
L23	N89°34'37"W	429.91'
L24	N00°04'53"W	305.00'
L25	N49°13'37"E	569.35'
L26	S00°05'28"W	542.26'
L27	S00°00'28"E	137.74'
L28	S00°01'15"E	263.04'
L29	N89°29'37"W	438.74'
L30	N00°11'32"W	262.41'
L31	S89°34'37"E	439.52'
L32	S00°11'54"E	266.80'
L33	N89°15'19"W	1910.96'
L34	N00°12'31"W	256.06'
L35	S89°34'37"E	1910.85'



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SHEET
3 OF 5

NOTE:
SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCH.

Job No.: 2150068

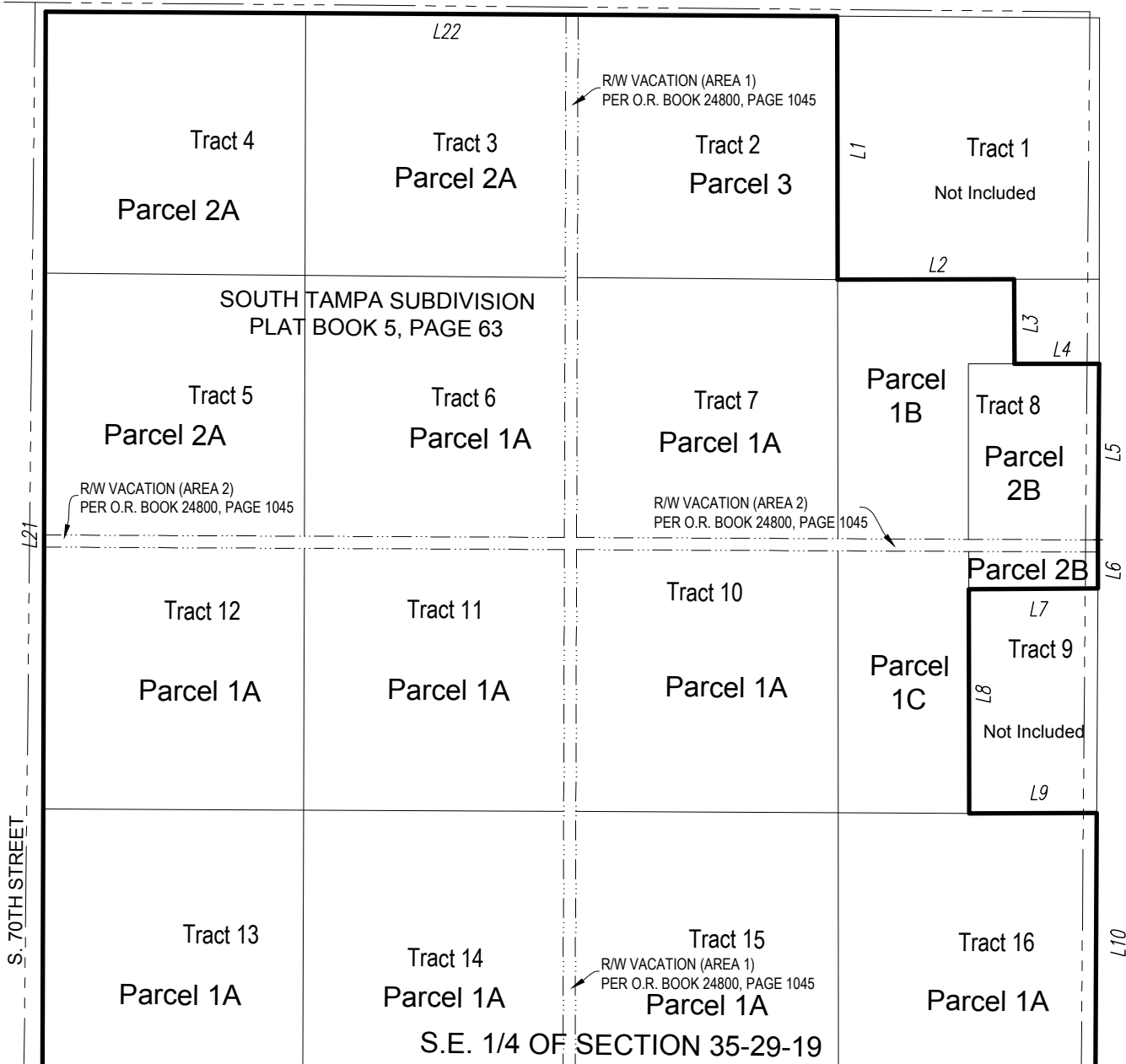
DESCRIPTION SKETCH
(NOT A SURVEY)

BASIS OF BEARINGS:
NORTHERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 35
BEARS S.89°29'32"E., (GRID).



Scale: 1" = 400'

36TH AVENUE S.



SEE SHEET 5 OF 5



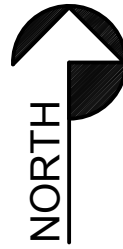
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SHEET
4 OF 5

NOTE:
SEE SHEET 3 FOR TABLES. SEE SHEET 1 FOR NOTES AND LEGEND.
SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

Job No.: 2150068

DESCRIPTION SKETCH
(NOT A SURVEY)

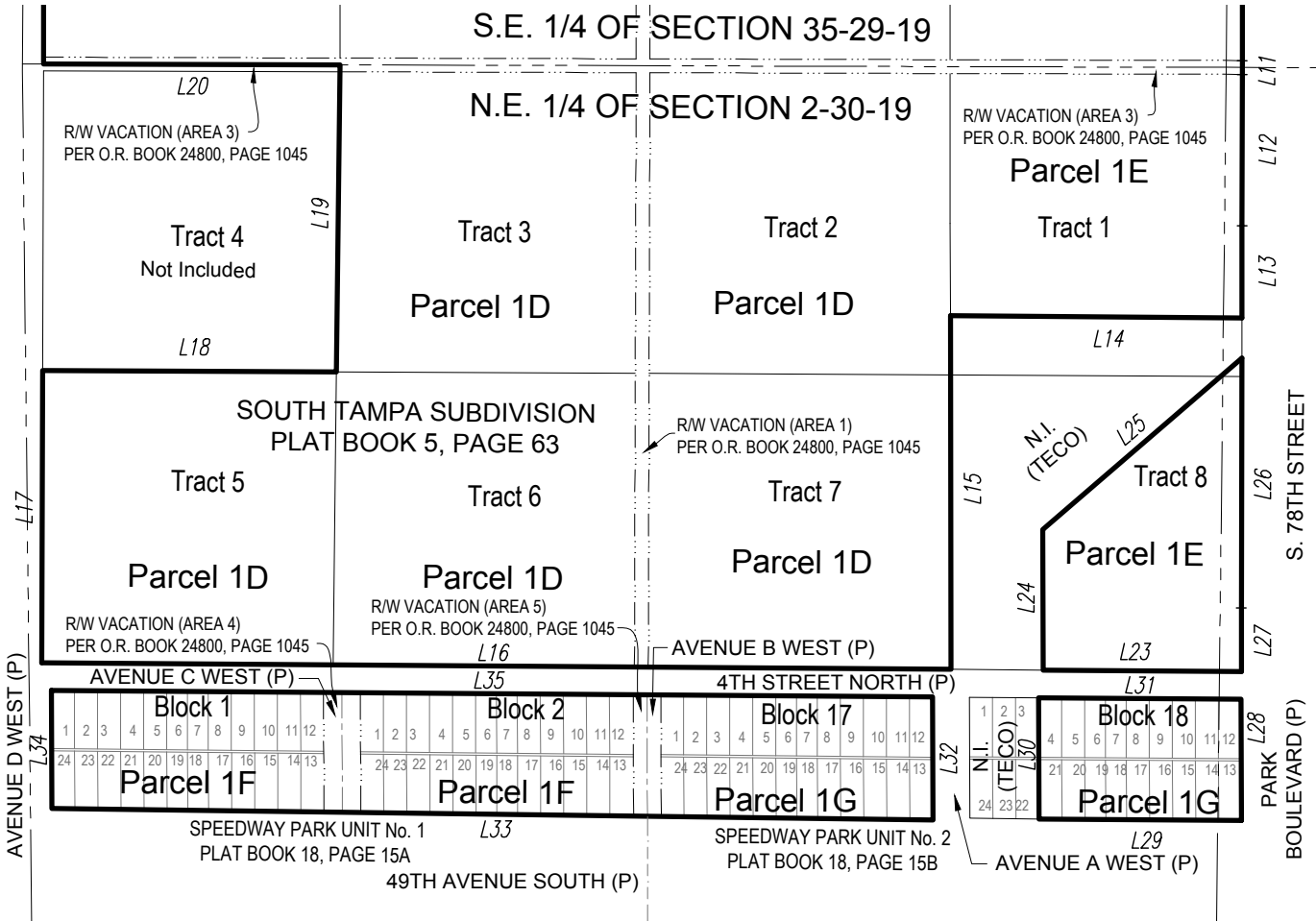


Scale: 1" = 400'

SEE SHEET 4 OF 5

S.W. 1/4 OF
SECTION 36-29-19

N.W. 1/4 OF SECTION 1-30-19

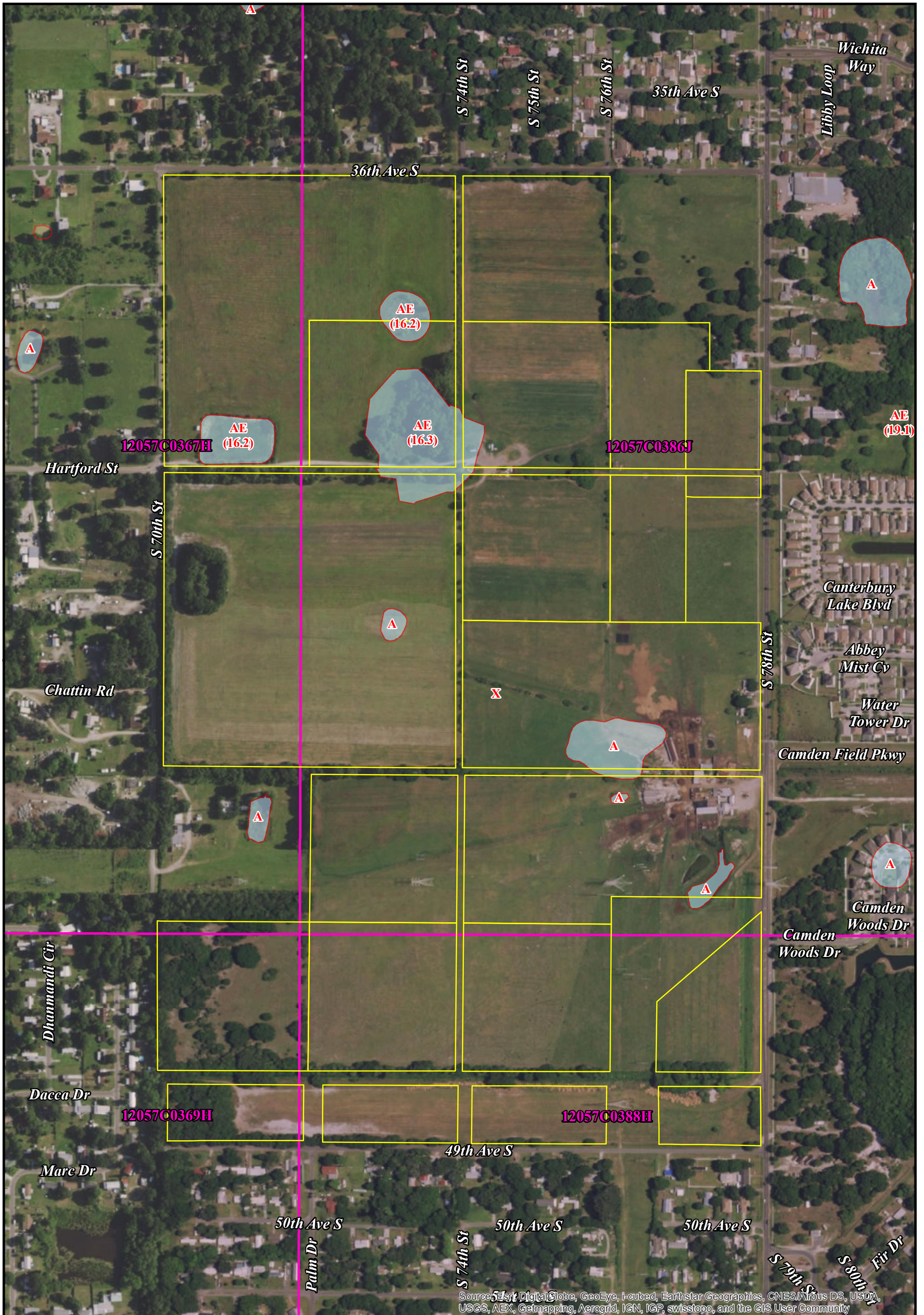


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SHEET
5 OF 5

NOTE:
SEE SHEET 3 FOR TABLES. SEE SHEET 1 FOR NOTES AND LEGEND.
SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

Job No.: 2150068



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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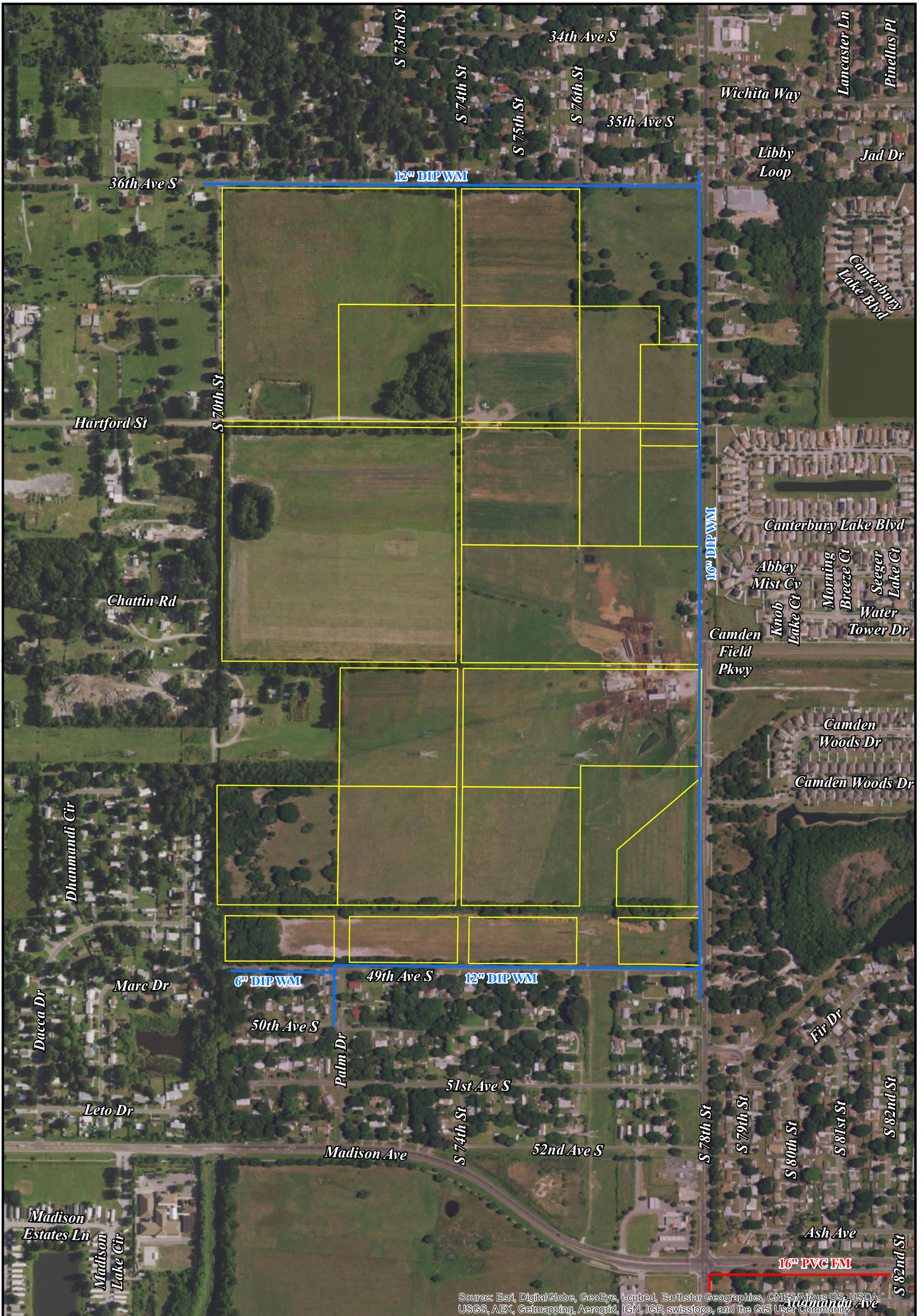
Exhibit 5 - FEMA Touchstone CDD

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD

JN: 2150068
 Date: 01/27/16

1 inch = 400 feet





Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Exhibit 6 - Utilities

Touchstone CDD

Data provided by ESRI, FGDL, Hillsborough County and SWFWMD

JN: 2150068
 Date: 01/27/16

1 inch = 500 feet



TOUCHSTONE
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

SERIES 2018 BONDS



DMS District
Management
Services

A Meritus Company. Solutions for Better Communities.

Report Date:

February 2, 2018

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	1
IV.	District & Assessment Area One Overview	2
V.	Capital Improvement Program	2
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Maximum Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Finance Information - Maximum Bonds	9
4	Assessment Allocation Detail – Maximum Assessments	9

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	10
B	Legal Description	16

I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated October 6, 2017 specifically to support the issuance of the Series 2018 Bonds which will fund a portion of the 2018 Project/first phase of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property” – all property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – Lennar Homes, LLC

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Touchstone Community Development District, 218.22 gross acres with the Development plan for 998 Units.

“Engineer’s Report” – *Engineer’s Report for Touchstone Community Development District*, dated October 6th 2017.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“2018 Project” – The portion of the CIP identified within the Engineer’s Report that relates to the public infrastructure necessary for phases 1 and 2 of the Development.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated October 6, 2017 as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2018 Project;



- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2018 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to portion of the 2018 Project allocable to Assessable Property within the District. It is the District's 2018 Project that will create the public infrastructure which enables the assessable properties in Phase 1 and 2 of the Development within the District to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be under taken within the current legal development standards. This First Supplemental Report applies the methodology within the Master Report to assign assessments to assessable properties with the District as a result of the benefit received from the 2018 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2018 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2018 Project which will provide special benefit to certain assessable parcels within the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District encompasses 218.22 acres and is located in Hillsborough County, Florida within Section 35, Township 29 South, Range 19 East. The Developer of the property has created an overall phased Development plan as outlined within the Engineer's Report. The CIP for the District will support six phases of residential lot development totaling 998 residential lots. Further details of the phased CIP and Development are described within the Engineer's Report.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Phase 1 and Phase 2 of the Development. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage



and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2018 Project. The CIP includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2018 Project represents \$14,740,000 of the total CIP as generally described within Table 2 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2018 Project contains a "system of improvements" for both Phase 1 and Phase 2 of the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.



The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Phase 1 and Phase 2 of the Development as a result of the 2018 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

The Developer has advised that development of land in the District will include a community clubhouse with related recreational facilities such as a fitness center, pool and tennis facilities. Based upon representations of the Developer, it is the District's understanding that they will be owned by the Developer as common areas and operated exclusively for the benefit of the 998 residential landowners in the District and open to all residents of the District. While it is beyond question that the clubhouse with related recreational facilities will benefit from the provision of the CIP, it is proposed that the owner(s) of the clubhouse with related recreational facilities not be assessed separately for any capital costs associated with the provision of the public infrastructure to the clubhouse and related recreational facilities. The rationale for this exemption is that this property would constitute a "common element" consistent with the provisions of Section 193.0235, Florida Statutes.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Phase 1 and 2. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit and special



assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2018 Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property the special assessments are assigned to all property in the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the 2018 Project and all of the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 430 lots associated with the 2018 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Phase 1 and Phase 2 of the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 391.03 ERUs.



IX. FINANCING INFORMATION

The District will finance a portion of the 2018 Project through the issuance of Bonds secured ultimately by benefiting properties within Phase 1 and Phase 2 of the Development plan within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the maximum assessment and capacity for special assessment liens anticipated with future bond issuances.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of gross acres within the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.



All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

Planned Development Program, Product Types and Assignment of Equivalent Assessment Units (EAUs)

PHASE 1 & PHASE 2 DEVELOPMENT PROGRAM					
PRODUCT TYPE	EAU FACTOR	PHASE 1	PHASE 2	TOTAL AAI	EAUs
Townhome	0.51	72	90	162	83.31
35'	1.00	53	41	94	94.00
40'	1.14	53	69	122	139.43
50'	1.43	25	27	52	74.29
		203	227	430	391.03

Table 1 Notations:

- 1) EAU factors assigned based on product type as identified by District Engineer and do not reflect front footage of planned lots.
- 2) Any development plan changes will require recalculations pursuant to the true-up provisions within this Report.
- 3) Units will be on a first platted first assessed basis until fully absorbed.

Table 2

2018 PROJECT			
<u>COMBINED ASSESSMENT AREAS ONE & TWO</u>			
ITEM	PHASE 1	PHASE 2	TOTAL
Stormwater Management	\$1,421,000	\$1,589,000	\$3,010,000
Utilities (Water & Sewer)	\$1,989,400	\$2,224,600	\$4,214,000
Roadway	\$2,273,600	\$2,542,400	\$4,816,000
Landscape & Hardscape	\$1,000,000	\$400,000	\$1,400,000
Off-Site Utilities and Roadway Improvements	\$1,300,000	\$0	\$1,300,000
	\$7,984,000	\$6,756,000	\$14,740,000

Table 2 Notations:

Cost based on values provided within the October 6, 2017 Engineer's Report.



Table 3

SPECIAL ASSESSMENT BONDS - SERIES 2018 BONDS		
Average Coupon Rate		4.67%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$5,370,000
Construction Fund		\$4,814,488
Debt Service Reserve Fund	50% of MADS	\$167,362
CAPI	(Through 6/15/18)	\$73,211
Cost of Issuance		\$174,350
Underwriter's Discount		\$107,400
Original Issue Discount		\$33,188
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
	Annual Debt Service	\$334,725
	Collection Costs and Discounts @ 6%	\$21,365
	TOTAL ANNUAL ASSESSMENT	<u><u>\$356,090</u></u>

Table 4

PHASE 1 AND 2 DEVELOPMENT PROGRAM ASSIGNMENT OF BOND SERIES ASSESSMENTS							
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PRINCIPAL ASSIGNMENT		ANNUAL ASSESSMENT	
				PER PRODUCT TYPE	PER PRODUCT UNIT	PER PRODUCT TYPE	PER PRODUCT UNIT
Townhome	0.51	162	83.31	\$1,144,156	\$7,063	\$75,870	\$468
35'	1.00	94	94.00	\$1,290,904	\$13,733	\$85,601	\$911
40'	1.14	122	139.43	\$1,914,773	\$15,695	\$126,971	\$1,041
50'	1.43	52	74.29	\$1,020,167	\$19,619	\$67,648	\$1,301
		<u>430</u>	<u>391.03</u>	<u>\$5,370,000</u>		<u>\$356,090</u>	



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the 2018 Project is \$5,370,000.00 payable in 30 annual installments of principal of \$1,631.79 per gross acre. The maximum par debt is \$24,608.19 per gross acre and is outlined below.

Prior to platting, the debt associated with the 2018 Project will initially be allocated on a per grossacre basis on all lands within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$5,370,000.00	
ANNUAL ASSESSMENT:		\$356,090.00	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		218.22	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$24,608.19	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$1,631.79	(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
LENNAR HOMES LLC FOLIO: 047367.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	9.55	\$235,008.25	\$15,583.63
LENNAR HOMES LLC FOLIO: 047367.0100 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	28.65	\$705,024.75	\$46,750.89
LENNAR HOMES LLC FOLIO: 047368.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	10.00	\$246,081.94	\$16,317.94
LENNAR HOMES LLC FOLIO: 047369.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	10.00	\$246,081.94	\$16,317.94
LENNAR HOMES LLC FOLIO: 047372.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	5.38	\$132,392.08	\$8,779.05
LENNAR HOMES LLC FOLIO: 047373.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	4.10	\$100,893.59	\$6,690.35
LENNAR HOMES LLC FOLIO: 047375.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	4.91	\$120,826.23	\$8,012.11
LENNAR HOMES LLC FOLIO: 047376.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	10.00	\$246,081.94	\$16,317.94



Exhibit A Continued

LENNAR HOMES LLC FOLIO: 047377.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	40.66	\$1,000,569.15	\$66,348.73
LENNAR HOMES LLC FOLIO: 047378.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	20.00	\$492,163.87	\$32,635.87
LENNAR HOMES LLC FOLIO: 048822.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	6.10	\$150,109.98	\$9,953.94
LENNAR HOMES LLC FOLIO: 048839.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	17.64	\$434,088.53	\$28,784.84
LENNAR HOMES LLC FOLIO: 048843.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	5.34	\$131,407.75	\$8,713.78
LENNAR HOMES LLC FOLIO: 048845.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	9.60	\$236,238.66	\$15,665.22
LENNAR HOMES LLC FOLIO: 048847.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	9.97	\$245,343.69	\$16,268.98
LENNAR HOMES LLC FOLIO: 048848.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	9.66	\$237,715.15	\$15,763.13
LENNAR HOMES LLC FOLIO: 048849.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	9.65	\$237,469.07	\$15,746.81
LENNAR HOMES LLC FOLIO: 048885.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	3.50	\$86,128.68	\$5,711.28
LENNAR HOMES LLC FOLIO: 048886.0000 700 NW 107TH AVENUE STE 400 MIAMI, FL 33172-3138	3.51	\$86,374.76	\$5,727.60
Totals:	218.22	\$5,370,000.00	\$356,090.00



**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

January 11, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Thursday, January 11, 2018 at 9:00 a.m.** at the offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, FL 33607.

LANDOWNERS ELECTION

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Touchstone Community Development District to order on **Thursday, January 11, 2018 at 9:00 a.m.**

Board Members Present and Constituting a Quorum:

Brady Lefere	Chairman
Laura Coffey	Vice Chairman
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager	Meritus
Vivek Babbar	District Counsel	Straley Robin Vericker <i>Via Conference Call</i>
Todd C. Amaden	District Engineer	Landmark Engineering <i>Via Conference Call</i>
Steve Sanford	Bond Counsel	Greenberg Traurig

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

Todd C. Amaden provided a status of the project. The first phase is about 60% complete. Onsite work will be done by February and offsite work will follow up with inspections and full project complete by June.

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3. BUSINESS ITEMS

A. Consideration of the First Supplemental Assessment Methodology Report

Mr. Lamb reviewed the First Supplemental Assessment Methodology Report with the Board.
Full discussion available on audio recording.

MOTION TO:	Approve First Supplemental Assessment Methodology Report
MADE BY:	Supervisor Wilson
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Consideration of Resolution 2018-32; Delegated Bond Award

- i. Preliminary Limited Offering Memorandum**
- ii. Bond Purchase Contract**
- iii. Continuing Disclosure Agreement**
- iv. First Supplemental Trust Indenture**

Steve Sanford reviewed the Resolution 2018-32 with the Board. This resolution is used to set parameters so when the Bond are being priced within the parameters a special meeting is not needed for the Chairman to sign the Bond Purchase Contract. This resolution also approves the exhibits that are needed at the closing. Mr. Sanford reviewed each exhibit with the Board.

MOTION TO:	Approve Resolution 2018-32; Delegated Bond Award and associated exhibits with changes noted in audio
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. General Matters of the District

Mr. Babbar commented that their office has submitted the draft exhibits and final judgements to the state attorney and will follow up to answer any questions. There will be a conference call with the validation group next Wednesday at 1:30pm to go over the validation.

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5. CONSENT AGENDA

- A. Consideration of the Public Hearing & Regular Meeting Minutes
December 14, 2017**
- B. Consideration of Operation and Maintenance Expenditures Dec. 2017**
- C. Review of Financial Statements Month Ending November 30, 2017**

MOTION TO:	Approve the Consent Agenda Items 5A-C
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. STAFF REPORTS

- A. District Counsel**
- B. District Manager**
- C. District Engineer**

His office is monitoring the current legislation that started on January 9th and will provide updates as it progresses.

There were no further reports from District staff.

7. BOARD SUPERVISORS' COMMENTS & REQUESTS

There were no board member comments.

8. PUBLIC COMMENTS

There were no public comments.

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9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

DRAFT

122 *Please note the entire meeting is available on disc.

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124 *These minutes were done in summary format.

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126 *Each person who decides to appeal any decision made by the Board with respect to any matter
127 considered at the meeting is advised that person may need to ensure that a verbatim record of
128 the proceedings is made, including the testimony and evidence upon which such appeal is to be
129 based.

130

131 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
132 noticed meeting held on _____.

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135

136 _____
Signature

Signature

137

138

139 _____
Printed Name

Printed Name

140

141 **Title:**

Title:

142 Secretary

Chairman

143 Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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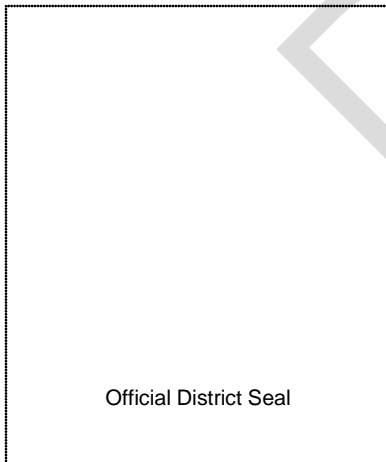
Signature

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Date



**Touchstone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Straley Robin Vericker	15355	\$ 199.80		Professional Services - thru 01/15/18 - General
Variable Contract Sub-Total		\$ 199.80		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 199.80		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Straley Robin Vericker
 1510 W. Cleveland Street
 Tampa, FL 33606
 Telephone (813) 223-9400 * Facsimile (813) 223-5043
 Federal Tax Id. - 20-1778458

Touchstone Community Development District
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

January 20, 2018
 Client: 001492
 Matter: 000001
 Invoice #: 15355

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
1/4/2018	VKB	REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD; REVIEW AND REVISE TENTATIVE AGENDA.	0.3	
1/8/2018	LB	REVIEW EMAIL FROM J. CREMER RE DOCUMENTS FROM BOND VALIDATION; PREPARE EMAIL TO J. CREMER TRANSMITTING SAME.	0.3	
1/11/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.3	
Total Professional Services			0.9	\$195.00

PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	0.6	\$150.00
LB	Lynn Butler	0.3	\$45.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2018	Photocopies (32 @ \$0.15)	\$4.80
Total Disbursements		\$4.80

January 20, 2018
Client: 001492
Matter: 000001
Invoice #: 15355

Page: 2

Total Services	\$195.00	
Total Disbursements	\$4.80	
Total Current Charges		\$199.80

PAY THIS AMOUNT		\$199.80
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Please Include Invoice Number on all Correspondence

**Touchstone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Straley Robin Vericker	15452	\$ 823.65		Professional Services - thru 02/15/18 - General
Variable Contract Sub-Total		\$ 823.65		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 823.65		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Touchstone Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

February 23, 2018
Client: 001492
Matter: 000001
Invoice #: 15452

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
1/22/2018	VKB	REVIEW AND REPLY TO EMAILS FROM B. LEFERE RE: FUNDING AGREEMENT AND EXHIBITS; REVIEW AND REVISE FUNDING AGREEMENT.	0.5	
1/23/2018	LB	PREPARE FINAL JUDGMENT COPIES, ENVELOPES AND FILE FOR BOND VALIDATION HEARING.	0.5	
1/25/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE FINAL ASSESSMENT RESOLUTION; REVIEW FILES AND ATTACH ENGINEER'S REPORT AND METHODOLOGY REPORT AS EXHIBITS TO SAME; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION WITH FULL EXHIBITS FOR THE DISTRICT'S RECORDS.	0.4	
1/30/2018	VKB	REVIEW AND REPLY TO EMAILS FROM B. LEFERE RE: O/M FUNDING AGREEMENT; REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD RE: AGENDA ITEMS.	0.4	
1/31/2018	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
2/6/2018	VKB	TELECONFERENCE WITH M. BROOKS RE: UTILITY EASEMENTS.	0.2	
2/8/2018	VKB	REVIEW AND REPLY TO EMAILS FROM M. BROOKS RE: UTILITY EASEMENTS; REVIEW DOCUMENTS RE: SAME; TELECONFERENCE WITH M. BROOKS RE: SAME.	1.3	
Total Professional Services			3.5	\$796.00

REVIEWED Ddt Thomas 2/26/2018

February 23, 2018
Client: 001492
Matter: 000001
Invoice #: 15452

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.2	\$61.00
VKB Vivek K. Babbar	2.4	\$600.00
LB Lynn Butler	0.9	\$135.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/3/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$14.00
2/15/2018	Photocopies (91 @ \$0.15)	\$13.65
	Total Disbursements	\$27.65

Total Services	\$796.00
Total Disbursements	\$27.65
Total Current Charges	\$823.65

PAY THIS AMOUNT **\$823.65**

Please Include Invoice Number on all Correspondence

Touchstone Community Development District

Preliminary Financial Statements
(Unaudited)

Period Ending
January 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Touchtstone Community Development District

Balance Sheet

As of 1/31/2018
(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	142	142
Due From Developer	<u>0</u>	<u>0</u>
Total Assets	<u><u>142</u></u>	<u><u>142</u></u>
Liabilities		
Accounts Payable	461	461
Accounts Payable - Other	<u>0</u>	<u>0</u>
Total Liabilities	<u><u>461</u></u>	<u><u>461</u></u>
Fund Equity & Other Credits		
Fund Balance-Unreserved	12,150	12,150
Other	<u>(12,469)</u>	<u>(12,469)</u>
Total Fund Equity & Other Credits	<u><u>(319)</u></u>	<u><u>(319)</u></u>
Total Liabilities & Fund Equity	<u><u>142</u></u>	<u><u>142</u></u>

Touchtstone Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Off Roll	866,500	0	(866,500)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>3,996</u>	<u>3,996</u>	<u>0 %</u>
Total Revenues	<u>866,500</u>	<u>3,996</u>	<u>(862,504)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	0	45,000	100 %
District Engineer	20,000	0	20,000	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	10,000	0	10,000	100 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	5,000	0	5,000	100 %
Public Officials Insurance	5,000	0	5,000	100 %
Legal Advertising	0	6,907	(6,907)	0 %
Bank Fees	1,000	76	924	92 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	300	0	300	100 %
Office Supplies	0	364	(364)	0 %
Website Administration	0	600	(600)	0 %
Legal Counsel				
District Counsel	10,000	8,342	1,658	17 %
Electric Utility Services				
Electric Utility Services	457,000	0	457,000	100 %
Water-Sewer Combination Services				
Water Utility Services	25,000	0	25,000	100 %
Other Physical Environment				
Property & Casualty Insurance	12,000	0	12,000	100 %
Landscape Maintenance - Contract	125,000	0	125,000	100 %
Repairs & Maintenance	15,000	0	15,000	100 %
Plant Replacement Program	25,000	0	25,000	100 %
Waterway Management Services	55,000	0	55,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	<u>35,000</u>	<u>0</u>	<u>35,000</u>	<u>100 %</u>
Total Expenditures	<u>866,500</u>	<u>16,465</u>	<u>850,035</u>	<u>98 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(12,469)</u>	<u>(12,469)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	12,150	12,150	0 %
Fund Balance, End of Period	<u>0</u>	<u>(319)</u>	<u>(319)</u>	<u>0 %</u>

Touchtstone Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/18
Reconciliation Date: 1/31/2018
Status: Locked

Bank Balance	141.95
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	141.95
Balance Per Books	<u>141.95</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Touchtstone Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/18

Reconciliation Date: 1/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1006	1/2/2018	System Generated Check/Voucher	600.00	Meritus Districts
1007	1/2/2018	System Generated Check/Voucher	5,731.56	Straley Robin Vericker
CD003	1/22/2018	Bank Fee	<u>26.46</u>	
Cleared Checks/Vouchers			<u>6,358.02</u>	

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

Page 1 of 3
 36/E00/0175/0/42



01/31/2018
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Account Statement

TOUCHSTONE COMMUNITY DEVELOPM
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		01/01/2018 - 01/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$6,499.97	Average Balance	\$1,881.94
Deposits/Credits	\$0.00	Average Collected Balance	\$1,753.03
Checks	\$6,331.56	Number of Days in Statement Period	31
Withdrawals/Debits	\$26.46		
Ending Balance	\$141.95		

Overdraft Protection	Account Number	Protected By
	1000210941885	Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1006	600.00	01/04	1007	5,731.56	01/10
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	01/22	26.46		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	6,499.97	2,503.97	01/10	168.41	168.41
	01/02	6,499.97	6,499.97	01/22	141.95	141.95
	01/04	5,899.97	5,899.97			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

